

Final DRAFT Report  
January 2022

# Town of Summerville

## Impact Fee Update

2022



# Chapter 1: Introduction

## Introduction

The Town of Summerville, South Carolina originally implemented a development impact fee ordinance on January 8, 2003. The impact fee was amended in its entirety on October 12, 2010, and a revised impact fee ordinance was adopted on December 5, 2015. Section 20-116 requires the Planning Commission review, evaluate, and update the development impact fee system at least once every five years. The Town currently collects impact fees for parks and recreation, fire protection, and municipal facilities and equipment.

The impact fee study update report documents existing conditions anticipates future year needs and their implementation costs and recommends maximum allowable impact fees by category. Information was collected, evaluated, and summarized to meet the minimum rules and requirements set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). This report also serves as a foundation for updates to the Town's Capital Improvements Plan and development impact fee ordinance pursuant to the Act.

### WHAT ARE IMPACT FEES?

As communities grow, the demands placed on surrounding infrastructure continue to rise and eventually necessitate additional capacity improvements to maintain adequate levels of services. Traditionally, elected officials rely on rising property taxes in addition to state or federal funding to pay for future year capital improvements. However, recent decreases in outside governmental funding, increases in construction costs for replacing and expanding public facilities, and rising resistance to increased property taxes have led many local governments to consider other funding mechanisms for implementing needed improvements.

Impact fees represent financial payments made from a developer to the local government for funding certain off-site capital improvements needed to accommodate future growth. Fees may be collected for many different public facilities and services, including transportation, water, sewer, municipal facilities and services, storm water, police and fire protection, and parks. They generally provide a means for orderly development by mitigating the negative impacts of new growth, while passing costs onto new development rather than existing taxpayers.

Impact fees are most useful in communities that are experiencing rapid growth and have significant land available for development or redevelopment. According to a recent national survey, approximately 60 percent of all cities with a population over 25,000 use some form of impact fees to offset the costs of accommodating new development (results summarized on [www.impactfees.com](http://www.impactfees.com)).

Two factors control the legality of collecting impact fees. First, local governments must have authority to impose the fees as a condition of development approval. Second, the design and implementation of impact fee requirements must not be unfair, arbitrary, unreasonable, or without rational basis. In addition, impact fees must not violate a developer's right to due process or be discriminatory.

### STATE ENABLING LEGISLATION

The State of South Carolina grants the power for cities and counties to collect impact fees on new development pursuant to the rules and regulations set forth in the South Carolina Development Impact Fee Act (Code of Laws of South Carolina, Section 6-1-910 et seq.). A copy of the State enabling legislation is included in Appendix A of this report. To date, thirteen other cities and counties — Beaufort County, City of Charleston, City of Beaufort, Town of Hilton Head, City of Myrtle Beach, York County, Town of Mount Pleasant, City of Goose Creek, City of Rock Hill, Dorchester County, Berkeley County and Fort Mill have enacted development impact fee ordinances in accordance with the rules and regulations established in the enabling legislation. (Note: portions of impact fees collected in the Town of Mount Pleasant and the City of Goose Creek were adopted prior to enactment of the Act.)

Generally, a governmental entity must have an adopted comprehensive plan to enact development impact fees; however, certain provisions in State law allow cities and counties that have not adopted a comprehensive plan to impose development impact fees. Those cities and counties must prepare a capital improvement plan as well as prepare an impact fee study that substantially complies with Section 6-1-960(B) of the Code of Laws of South Carolina. The Town of Summerville's Comprehensive Plan was adopted on October 8, 2020. The Town of Summerville currently maintains a Capital Improvements Plan that supports the local impact fee system.

All cities and counties are also to prepare a report that estimates the effect of impact fees on the availability of affordable housing before imposing development impact fee on residential units. Based on the findings of the study, developments may be exempt from development impact fees when all or part of the project is determined to create affordable housing and the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees. A housing affordability analysis in support of the impact fee study is published as a separate report.

Eligible costs may include design, acquisition, engineering, and financing attributable to those improvements recommended in the local capital improvements plan that qualify for impact fee funding. Revenues collected by the city or county may not be used for administrative or operating costs associated with imposing the impact fee. All revenues from development impact fees must be maintained in an interest-bearing account prior to expenditure on recommended improvements. Monies must be returned to the owner of record of the property for which the impact fee was collected if they are not spent within three years of the date, they are scheduled to be encumbered in the local capital improvements plan. All refunds to private landowners must include the pro rata portion of interest earned while on deposit in the impact fee account.

The Town of Summerville is also responsible for preparing and publishing an annual report describing the amount of impact fees collected, appropriated, and spent during the preceding year for each service area in which impact fees were collected. Subsequent to adoption of a revised development impact fee ordinance, the Planning Commission will again be required to review and update the impact fee study report, capital improvements plan, housing affordability analysis, and development impact fee ordinance. These updates must occur at least once every five years. Pursuant to State law, the Town of Summerville will not be empowered to recommend additional projects eligible for impact fee funding or charge higher impact fees until the impact fee study and capital improvement plan have been updated.

## TOWN ORDINANCE

Chapter 20, Section 109 of the Town of Summerville Code of Ordinances establishes the rules and requirements for administering its development impact fee system. A copy of the local ordinance is included in Appendix A of this report. General sections in the ordinance include legislative findings, authority and applicability, intent, definitions, development impact fees to be imposed, use of development impact fee funds, refunds of development impact fees paid, credits against development impact fees, and miscellaneous provisions. Development impact fees are collected on all new development located within Town limits, except for those circumstances listed in section 20-107 of the ordinance (see Appendix A).

The Building Department determines and collects impact fees for parks and recreation, fire protection, and municipal facilities and equipment. Appropriate fees are determined at the time of building permit application and collected in full prior to the issuance of a building permit or the issuance of a development approval in the case when a building permit is not required.



Fees collected by the Town are deposited in a trust fund created for each impact fee category. These funds may be invested prior to appropriation, and the interest earned is returned to the originating trust fund. Development impact fee funds may not be transferred to other capital improvements programmed for the Town, and these funds may not be spent for maintenance of existing facilities or administrative cost associated with maintaining the impact fee system. Funds are spent in the order they are received. Development impact fees collected but not expended within three years of the date they were scheduled to be spent in the Capital Improvement Plan are returned to the owner of record of the property.

The Ordinance also requires that staff produce an annual report for presentation to Town Council summarizing where impact fees have been collected and the projects that have been funded with these monies. In addition, staff is charged with completing a comprehensive review of the entire impact fee system at least once every five years.

## STUDY AREA

The Town of Summerville is in southeastern South Carolina and is part of the Charleston Metropolitan Statistical Area. Portions of the Town are included in Berkeley, Charleston, and Dorchester Counties. The study area for the analysis coincides with Summerville Town Limits (see Figure 1.1 on the following page). One service zone was assumed for this analysis to represent all of Summerville Town Limits.

## ANALYSIS PERIOD

The base year for updates to the parks and recreation, fire protection, and municipal services impact fee studies is 2021. The planning horizon for all three impact fee studies is 2040. The twenty-year planning horizons are reasonable periods of time pursuant to Section 6-1- 960(B)(7) of the South Carolina Development Impact Fee Act.

## DEMOGRAPHIC DATA

Demographic data for the impact fee study update was collected from three sources: The Town of Summerville, Berkeley-Charleston-Dorchester Council of Governments, and the US Census Bureau. The base year population (2021) for Summerville was 51,920 (taken from the United States Census Bureau). Employees estimated for Summerville in the base year was 19,243 using data provided by the Berkeley-Charleston-Dorchester Council of Government, Business Summary and linear interpolation.

Future year population and employment forecasts for Summerville were derived from information published and provided by the Berkeley-Charleston-Dorchester Council of Government Regional Travel Demand Model. Growth was estimated for the planning horizon (2040) using a straight-line interpolation between datasets for 2010 and 2040.

Average person per household information used in the study update was based on information published by the US Census Bureau for various dwelling unit categories. Employee space ratios used in the study update were based on information published by the Institute of Transportation Engineers in *Trip Generation, Tenth Edition*. Information from these two sources is summarized in Appendix B of this report.

## SERVICE UNITS

The Town's adopted development impact fee ordinance charges impact fees for parks and recreation, fire protection, and municipal facilities and equipment by dwelling unit category — single-family detached, single-family attached (i.e., condo/townhome), and multi-family (i.e., apartment) — or non-residential land use category — commercial/shopping center, big box retail, restaurant, general office, business park, industrial park, warehousing, and hotel. The impact fee study update report assumes the same structure for reporting maximum allowable impact fees by category. However, the list of residential and non-residential uses included in the impact fee schedules was greatly expanded to reflect the type of land uses routinely submitted to the Town Building Department for review.

## REPORT FRAMEWORK

Each impact fee category considered for the Town of Summerville is addressed as a separate chapter in this report. For each chapter, a full analysis and resulting maximum allowable impact fee schedule are provided. Impact fee chapters are presented in the following order: parks and recreation, fire protection, and municipal facilities and equipment. Detailed worksheets for each impact fee category are provided in the Appendix of this report.

Parks and recreation were defined for the update to include parkland, recreation facilities, parks and recreation amenities, trails, and open space. This chapter inventories existing park amenities and recreation facilities, estimates replacement costs, and recommends maximum allowable impact fees that could be collected in Summerville.

**The Summerville Impact Fee Study has been designed to be a readable, functional document to understand the relationship between population, land use, assets, and the resulting impact and cost associated with these. The following Chapters have been divided into **three components**:**

### Chapter 2

#### Parks & Recreation Assets

This chapter provides and overview of the assets and impact fee projections.

### Chapter 3

#### Fire

This chapter covers the equipment and facilities associated with the fire service for the Town of Summerville.

### Chapter 4

#### Municipal Facilities & Equipment

This chapter covers the equipment and facilities associated with the operation of the Town of Summerville.

# **Chapter 2: Parks & Recreation Assets**

## Methodology

The update for the parks and recreation impact fee assumes a consumption-driven approach. This approach charges new residential development the cost of replacing existing capacity on a one-for-one basis, assuming constant current service delivery standards. Total replacement costs were determined using land values, facility replacement costs, amenity replacement costs, trail system replacement costs, site development costs, and related professional services. The replacement value (system-wide) was divided by current population estimates (2021) to determine the cost per capita for replacing the facilities and amenities currently serving the study area.

The replacement cost per capita was multiplied by average persons per household estimates published by the U.S. Census Bureau to determine the maximum allowable impact fee schedule by dwelling unit category.

### REPLACEMENT VALUE

Replacement values (in 2021 dollars) for park amenities and recreation facilities were determined using current estimates for land value; replacement costs for recreation facilities, the trail system, and recreation amenities; site development costs; and professional fees. A detailed summary of cost components included in the analysis is provided below.

#### Land Value

The Town of Summerville, Dorchester County, and Berkeley County Geographic Information Systems tax valuation data and purchase property values were utilized to determine the fee simple market value (land value) for the properties under a hypothetical condition where the land was uninhabited and available for development at a purchase price. Based on discussions with the Town of Summerville, an average (per acre) purchase price of \$44,838.62 was utilized for the purposes of this study. Collectively, parkland in the study area (357.08 acres) was valued at \$16,010,975.

#### Recreation Facilities

Recreation facilities in these analyses represented heated buildings or structures used for park and recreation needs. Recreation facilities were identified in the study area at 16 parks. They include the following:

1. Brown Family Park
2. Wassamassaw Park
3. Gahagan Park
4. Huger Playground
5. Doty Park
6. Hutchinson Square
7. Azalea Park
8. Saul Alexander Park
9. Summerville Skate Park
10. Newington Plantation Park
11. Oakbrook Nature Trail
12. Jessen Boat Landing
13. Shepard Park
14. Rollins Edwards Community Center
15. Ashley River Preserve
16. Boundary Street Little League Fields

Replacement costs for these facilities were quantified using information by Town staff when local data was available. Collectively, the replacement value for recreation facilities in the study area was valued at \$39,238,534 (\$57,690,596 with site development (30%) and professional services included (20%), see explanation below).

A worksheet for estimating replacement value of recreation facilities in the study area is included in Appendix C of this report.

## Trail System

Recreation trails in Summerville total approximately 13.91 miles. The replacement value for the trail system was estimated to be \$11,609,876. A worksheet for estimating replacement values for trails in the study area is included in Appendix C of this report.

## Park & Recreation Amenities

Over the years, the Town of Summerville has invested significantly to improve parks and recreation facilities in the study area with amenities — ranging from picnic tables to ball fields to restroom facilities. An inventory of amenities for parks and recreation facilities in the study area is provided in Appendix C of this report. The replacement value for these amenities was quantified by multiplying the inventory and per unit construction cost estimates (in 2021 dollars). The total cost to replace park and recreation amenities inventoried for the study area (system-wide) is \$69,334,590. A worksheet for estimating the replacement value for park and recreation amenities in the study area is included in Appendix C of this report.

## Site Development Costs

Site development costs represent incidental expenses incurred by the Town for providing new parks and recreation facilities. Site development costs might include clearing, grading, security lighting, parking, landscaping, and utilities. The amount of site development costs varies greatly from property to property based on unique site characteristics.

Historical data was not available to recalculate site development costs associated with existing parks and recreation facilities in the study area. Therefore, construction cost estimates for park or recreation facilities and amenities were factored by 30% to account for associated site development costs. This estimate is consistent with industry standards for pre-planning new parks and recreation facilities.

Site development costs for each amenity type noted in the study area are summarized in Appendix C of this report.

## Professional Services

State enabling legislation allows recovery of certain professional services through impact fees associated with building new parks and recreation facilities. Eligible professional services may include studies and reports, surveys, design plans, legal expenses, permitting, and construction administration. Professional service fees vary greatly based on unique site characteristics. However, Town staff estimates 20% of the construction costs for new park or recreation facilities and amenities represent historical trends. This assumption was carried through this analysis. Professional service fees assumed for each amenity type noted in the study area are summarized in Appendix C of this report.

## OTHER AVAILABLE FUNDING SOURCES

Other revenue sources (beyond impact fees) have been used by the Town of Summerville to build existing parks and recreational facilities — including state and county grants and private donations. Grants or private donations generally represent discretionary, lump-sum funding for specific onetime projects. There is no assurance that previous grant monies or private donations will be made available again in the future. However, this analysis assumes some growth in the park and recreation system will continue to be funded with other available revenue sources.

## TOTAL REPLACEMENT COST

Collectively, the replacement values noted in this chapter represent the total replacement cost for building again the existing park and recreation system (in 2021 dollars). Offsets applied to the total replacement cost represent other funding sources available for implementing improvements. Based on these assumptions, the net total replacement cost for the existing park and recreation system in Summerville is \$68,748,990; detailed in Table 2.1 as depicted below.

**Table 2.1 – Total Replacement Cost  
Parks and Recreation**

<i>Replacement Category</i>	<i>Cost</i>
<i>Total Land Value</i>	\$16,010,975
<i>Site Development Costs</i>	\$13,080,067
<i>Recreational Buildings</i>	\$7,041,972
<i>Parks and Recreation Amenities</i>	\$16,185,587
<i>Greenways/Walking Paths</i>	\$11,058,394
<i>Professional Services</i>	\$5,371,995
<b>Replacement Cost</b>	<b>\$68,748,990</b>
<i>Potential Offsets (Grant Funding)</i>	\$0
<b>Total Net Replacement Costs</b>	<b>\$68,748,990</b>

## MAXIMUM ALLOWABLE IMPACT FEES

A maximum allowable impact fee schedule was developed to quantify the fair share cost to build park and recreation facilities to serve new development. The cost per capita for parks and recreation was multiplied by average persons per household estimates published by the U.S. Census Bureau for various dwelling unit categories to determine recommended maximum allowable impact fees (see Appendix B of this report for U.S. Census Bureau Estimates). The cost per person for parks and recreation was multiplied by persons per household estimates for various land use categories.

Table 2.2 starting on page 2-3 summarizes recommended maximum allowable impact fees, by dwelling unit category or non-residential land use category, to build park and recreation facilities and purchase eligible materials to support new development.

**Table 2.2 - Maximum Allowable Impact Fee Schedule  
Parks and Recreation**

<i>Land Use Category</i>	<i>Cost per Person</i>	<i>Persons per Household</i>	<i>Max. Allowable Impact Fee</i>
<i>Single Family</i>	<b>\$1,324.13</b>	<b>2.91</b>	<b>\$3,853.23</b>
<i>Multi Family</i>	<b>\$1,324.13</b>	<b>1.40</b>	<b>\$1,853.79</b>
<i>Mobile Home</i>	<b>\$1,324.13</b>	<b>2.73</b>	<b>\$3,614.88</b>

## DISCOUNT RATE

Town Council may choose to apply a discount rate to the maximum allowable impact fees presented herein. The discount rate could be used to provide a reasonable fee for continued residential investment or to ensure that impact fees collected for parks and recreation facilities do not exceed the cost of providing capital improvements identified to accommodate new growth. Chapter 5 of this report expands on the notion of discount rates appropriate for the Town of Summerville.

# **Section 3:**

# **Fire Protection**

## Methodology

This update for the fire protection impact fee assumes a consumption-driven approach. This approach charges new development the cost of replacing existing capacity on a one-for-one basis, assuming constant current service delivery standards. Total replacement costs were determined using land values, facility replacement costs, significant equipment replacement costs, site development costs, and related professional services.

The replacement value (system-wide) was calculated in two steps. First, total replacement value was multiplied by the proportionate share of calls received from residential and non-residential uses. Second, the resulting replacement values for residential and non-residential uses were divided by current population estimates or current employee estimates (as appropriate) to determine the cost per capita or cost per employee for replacing the facilities and equipment currently serving the study area. Costs per employee were converted to cost per 1,000 square feet of gross floor area (GFA) using information published in the Institute of Transportation Engineers' Trip Generation, Tenth Edition.

### REPLACEMENT VALUE

Replacement value (in 2021 dollars) for fire protection service was determined using current estimates for land value, the replacement costs for fire facilities and eligible fire equipment, site development costs, and professional fees. A detailed summary of cost components included in the analysis is provided below.

#### Land Value

The Town of Summerville, Dorchester County, and Berkeley County Geographic Information Systems tax valuation data and purchase property values were utilized to determine the fee simple market value (land value) for the properties under a hypothetical condition where the land was uninhabited and available for development at a purchase price. Based on data provided by the Town of Summerville and interpolation, the fee simple market value of the fire station land in the study area (12.55 acres) was valued at \$1,085,291. A worksheet for estimating land values in the study area is included in Appendix D of this report.

#### Fire Facilities

Fire facilities in this analysis represent buildings or structures used for fire protection-related services. Five fire stations were identified in the study area (i.e., Stations 1 -5). One training facility in the study area includes an education building and a training tower. Replacement costs were provided by the Town Fire Department (2021 Data). Collectively, the replacement value for the fire stations was valued at \$5,453,807 (\$7,526,254 with site development and professional service costs included, see explanation on the following page). A worksheet for estimating the replacement value for fire stations in the study area is included in Appendix D of this report. Replacement value for the existing fire facilities was determined using a cost of \$300/square foot. This number was determined and provided by the Town of Summerville.

#### Site Development Costs

Site development costs represent incidental expenses incurred by the Town for constructing new fire stations. Site development costs might include clearing, grading, security lighting, parking, landscaping, and utilities. The amount of site development costs varies greatly from priority to property based on unique site characteristics.

Historical data was not available to recalculate site development costs associated with existing fire stations in the study area. Therefore, construction cost estimates for fire stations were factored by 20% to account for associated site development costs. This estimate is consistent with industry standards for pre-planning new fire stations and their supporting facilities.

Site development costs assumed for fire stations in the study area are summarized in Appendix D of this report.



## Professional Services

State enabling legislation allows recovery of certain professional services through impact fees associated with building new fire stations. Eligible professional services may include studies and reports, surveys, design plans, legal expenses, permitting, and construction administration. Professional service fees vary greatly based on unique site characteristics. However, Town staff estimates 20% of the construction costs for new fire stations represent historical trends. This assumption was carried through this analysis.

Professional service fees assumed for fire facilities in the study area are summarized in Appendix D of this report.

## Fire Equipment

The five fire stations in Summerville support 12 vehicles. A summary of the equipment is provided in Appendix D. Only capital equipment and vehicles for the fire service with an individual unit purchase price of \$100,000 or more were included in this analysis to comply with Section 6-1-920(18)(g) of the South Carolina Development Impact Fee Act.

Appendix D of this report inventories all fire equipment in the Town of Summerville with a purchase price greater than \$100,000. The total cost to replace eligible fire equipment for the study area is \$8,480,180.

## OTHER AVAILABLE FUNDING SOURCES

The Town of Summerville used grants to build fire stations and purchase eligible fire equipment. Grants generally represent discretionary, lump-sum funding for specific onetime projects. There is no assurance that previous grant monies will be made available again in the future. However, this analysis assumes some growth in the fire protection service will continue to be funded with grant monies.

For the period between 2018 and 2021, the Town of Summerville received annually an average of \$50,000 in grant monies for building fire stations or purchasing eligible fire equipment. A table summarizing fire service grants secured by the Town is provided in Appendix D of this report.

## TOTAL REPLACEMENT COST

Collectively, the replacement values noted in this chapter represent the total replacement cost for rebuilding fire stations and purchasing new eligible fire equipment (in 2021 dollars). Offsets applied to the total replacement cost represent grant funding available for implementing improvements. Based on these assumptions, the net total replacement cost for fire protection in Summerville is \$24,391,871, as detailed below in Table 3.1.

**Table 3.1 – Total Replacement Cost  
Fire Protection**

<i>Replacement Category</i>	<i>Cost</i>
<i>Total Land Value</i>	\$1,085,291
<i>Fire Facilities</i>	10,626,000
<i>Site Development Costs</i>	\$2,125,200
<i>Fire Equipment</i>	\$8,480,180
<b>Replacement Cost</b>	<b>\$ 24,441,871</b>
<i>Potential Offsets (Grant Funding)</i>	\$ 50,000
<b>Total Net Replacement Costs</b>	<b>\$ 24,391,781</b>

### FIRE SERVICE CALLS BY LAND USE

The Town of Summerville fire department responded to 5,782 calls in 2021. Calls to residential uses represented 62% of the total. Calls to non-residential uses represented 38% of the total. The proportionate share between residential and non-residential uses to rebuild fire stations and purchase new eligible for equipment for the study area is as follows:

- residential uses - \$15,040,501.40
- non-residential uses - \$9,401,369.96

### COST PER CAPITA

Cost per capita represents the burden to each existing resident in the study area (in 2021 dollars) should the Town of Summerville have to rebuild fire stations and replace eligible fire equipment at current service delivery standards. This statistic was developed using two factors: net total replacement cost (system-wide) attributable to residential uses and population estimates (2021) for the Town of Summerville provided by Berkeley-Charleston- Dorchester Council of Governments (BCDCOG). A cost per capita for the study area was calculated by dividing the net total replacement cost attributable to residential uses by the Town population estimate:

$$\text{Cost per Capita} = \frac{\text{Total Replacement Cost Attributable to Residential Land Uses } (\$15,040,501.40)}{\text{Population Estimate } (51,920)}$$

Based on this analysis, the calculated cost per capita to replace fire stations and eligible fire equipment is \$289.69.

### COST PER EMPLOYEE

Cost per employee represents the burden to each existing employee in the study area (in 2021 dollars) should the Town of Summerville have to rebuild fire stations and replace eligible fire equipment at current service delivery standards. This statistic was developed using two factors: net total replacement cost (system-wide) attributable to non-residential uses and employment estimates (2021) for the Town of Summerville provided by Berkeley-Charleston- Dorchester Council of Governments (BCDCOG). A cost per employee for the study area was calculated by dividing the net total replacement cost attributable to non-residential uses by the Town employment estimate:

$$\text{Cost per Employee} = \frac{\text{Total Replacement Cost Attributable to Non-residential Land Uses } (\$9,401,369.96)}{\text{Employee Estimate } (19,243)}$$

Based on this analysis, the calculated cost per employee to replace fire stations and eligible fire equipment is \$488.56.

## **MAXIMUM ALLOWABLE IMPACT FEES**

A maximum allowable impact fee schedule was developed to quantify the fair share cost to build fire stations and purchase eligible fire equipment to serve new development. The cost per capita for fire protection was multiplied by average persons per household estimates published by the U.S. Census Bureau for various dwelling unit categories to determine recommended maximum allowable impact fees (see Appendix B of this report for U.S. Census Bureau Estimates). The cost per employee for fire protection was multiplied by employee space ratios developed from information published in the Institute of Transportation Engineers' Trip Generation, Tenth Edition (see Appendix B of this report for employee space ratio estimates).

Table 3.2 starting on page 3-5 summarizes recommended maximum allowable impact fees, by dwelling unit category or non-residential land use category, to build fire stations and purchase eligible fire equipment to support new development.

## **DISCOUNT RATE**

Town Council may choose to apply a discount rate to the maximum allowable impact fees presented in this chapter. The discount rate could be used to provide a reasonable fee for continued residential or non-residential investment or to ensure that impact fees collected for fire protection do not exceed the cost of providing capital improvements identified to accommodate new growth. Chapter 5 of this report expands on the notion of discount rates appropriate for the Town of Summerville.

**Table 3.2 – Maximum Allowable Impact Fee Schedule for Fire Protection Facilities and Equipment**

Land Use Category	Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Max Allowable Impact Fee
<b>Residential Uses</b>						
Single Family (Attached or Detached)	d.u.	2.94	—	\$289.69	—	\$852
Mobile Home	d.u.	2.09	—	\$289.69	—	\$605
Multifamily (>2 Dwelling Units)	d.u.	3.13	—	\$289.69	—	\$907
<b>Hotel / Motel Uses</b>						
Hotel	room	—	0.58	—	\$488.56	\$283
Business Hotel	room	—	0.16	—	\$488.56	\$78
Motel	room	—	0.17	—	\$488.56	\$83
<b>Recreational Uses</b>						
Golf Course	hole	—	1.48	—	\$488.56	\$723
Movie Theater (w/ Matinee)	1,000 s.f.	—	1.10	—	\$488.56	\$837
<b>Institutional Uses</b>						
Elementary School	1,000 s.f.	—	1.08	—	\$488.56	\$528
Middle/Junior High School	1,000 s.f.	—	0.80	—	\$488.56	\$391
High School	1,000 s.f.	—	0.71	—	\$488.56	\$347
Junior/Community College	1,000 s.f.	—	1.24	—	\$488.56	\$606
University/College	student	—	0.18	—	\$488.56	\$88
Daycare	1,000 s.f.	—	2.23	—	\$488.56	\$1089
Library	1,000 s.f.	—	1.29	—	\$488.56	\$630
<b>Medical Uses</b>						
Hospital	bed	—	5.89	—	\$488.56	\$2878
Nursing Home	bed	—	1.05	—	\$488.56	\$513
Clinic	1,000 s.f.	—	3.09	—	\$488.56	\$1510
Medical/Dental Office	1,000 s.f.	—	4.00	—	\$488.56	\$1954
<b>General Office Uses</b>						
< 50,000 s.f.	1,000 s.f.	—	4.43	—	\$488.56	\$2164
50,001 – 100,000 s.f.	1,000 s.f.	—	3.78	—	\$488.56	\$1847
100,001 – 150,000 s.f.	1,000 s.f.	—	3.51	—	\$488.56	\$1715
150,001 – 200,000 s.f.	1,000 s.f.	—	3.54	—	\$488.56	\$1730
> 200,001 s.f.	1,000 s.f.	—	3.09	—	\$488.56	\$1510

**Table 3.2 – Maximum Allowable Impact Fee Schedule for Fire Protection Facilities and Equipment (cont.)**

Land Use Category	Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Max. Allowable Impact Fee
<b>Office Park Uses</b>						
< 50,000 s.f.	1,000 s.f.	—	3.54	—	\$488.56	\$1730
50,001 – 100,000 s.f.	1,000 s.f.	—	3.20	—	\$488.56	\$1563
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	3.28	—	\$488.56	\$1602
150,001 – 200,000 s.f.	1,000 s.f.	—	3.34	—	\$488.56	\$1632
200,001 – 250,000 s.f.	1,000 s.f.	—	3.38	—	\$488.56	\$1651
250,001 – 300,000 s.f.	1,000 s.f.	—	3.42	—	\$488.56	\$1671
300,001 – 350,000 s.f.	1,000 s.f.	—	3.46	—	\$488.56	\$1690
350,001 – 400,000 s.f.	1,000 s.f.	—	3.49	—	\$488.56	\$1705
> 400,001 s.f.	1,000 s.f.	—	3.55	—	\$488.56	\$1734
<b>Business Park Uses</b>						
< 100,000 s.f.	1,000 s.f.	—	2.44	—	\$488.56	\$1192
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	2.79	—	\$488.56	\$1363
150,001 – 200,000 s.f.	1,000 s.f.	—	2.95	—	\$488.56	\$1441
200,001 – 250,000 s.f.	1,000 s.f.	—	3.03	—	\$488.56	\$1480
250,001 – 300,000 s.f.	1,000 s.f.	—	3.09	—	\$488.56	\$1510
300,001 – 350,000 s.f.	1,000 s.f.	—	3.12	—	\$488.56	\$1524
350,001 – 400,000 s.f.	1,000 s.f.	—	3.15	—	\$488.56	\$1539
> 400,001 s.f.	1,000 s.f.	—	3.20	—	\$488.56	\$1563
<b>General Retail Uses</b>						
< 50,000 s.f.	1,000 s.f.	—	2.86	—	\$488.56	\$1397
50,001 – 100,000 s.f.	1,000 s.f.	—	2.50	—	\$488.56	\$1221
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	2.22	—	\$488.56	\$1085
150,001 – 200,000 s.f.	1,000 s.f.	—	2.22	—	\$488.56	\$1085
200,001 – 300,000 s.f.	1,000 s.f.	—	2.22	—	\$488.56	\$1085
300,001 – 400,000 s.f.	1,000 s.f.	—	2.22	—	\$488.56	\$1085
> 400,001 s.f.	1,000 s.f.	—	2.22	—	\$488.56	\$1085

**Table 3.2 – Maximum Allowable Impact Fee Schedule for Fire Protection Facilities and Equipment (cont.)**

Category	Land Use	Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Max. Allowable Impact Fee
<b>Specific Retail Uses</b>							
	Building Materials/ Lumber Store	1,000 s.f.	—	0.74	—	\$488.56	\$362
	Free Standing Discount Store	1,000 s.f.	—	2.16	—	\$488.56	\$1055
	Nursery/Garden Center	1,000 s.f.	—	3.12	—	\$488.56	\$1524
	New Car Sales Center	1,000 s.f.	—	2.49	—	\$488.56	\$1217
	Used Car Sales Center	1,000 s.f.	—	2.17	—	\$488.56	\$1060
	Automobile Parts Store	1,000 s.f.	—	1.64	—	\$488.56	\$801
	Tire Store	1,000 s.f.	—	1.55	—	\$488.56	\$757
	Supermarket	1,000 s.f.	—	1.42	—	\$488.56	\$694
	Convenience Market w/Gas Pumps	1,000 s.f.	—	2.56	—	\$488.56	\$1251
	Discount Supermarket	1,000 s.f.	—	2.25	—	\$488.56	\$1099
	Discount Club	1,000 s.f.	—	1.29	—	\$488.56	\$630
	Pharmacy with Drive Thru	1,000 s.f.	—	1.58	—	\$488.56	\$772
	Furniture Store	1,000 s.f.	—	0.42	—	\$488.56	\$205
<b>Industrial Uses</b>							
	General Light Industrial	1,000 s.f.	—	1.63	—	\$488.56	\$796
	Industrial Park	1,000 s.f.	—	1.16	—	\$488.56	\$567
	Warehousing	1,000 s.f.	—	0.34	—	\$488.56	\$166
	Mini-Warehouse	1,000 s.f.	—	0.02	—	\$488.56	\$10
<b>Specific Service Uses</b>							
	Drive-In Bank	1,000 s.f.	—	3.15	—	\$488.56	\$1539
	High-Turnover Sit Down Restaurant	1,000 s.f.	—	5.28	—	\$488.56	\$2580
	Fast Food w/ Drive Through	1,000 s.f.	—	5.18	—	\$488.56	\$2531

# **Section 4: Municipal Facilities**

***Municipal facilities and equipment were defined for this update to include items supportive of the Town’s public works, police protection (including court facilities), and government services that play a role in managing growth (i.e., planning, engineering, public works). This chapter inventories existing assets, estimates replacement costs, and recommends maximum allowable impact fees that could be collected in Summerville.***

## **Methodology**

This update for the municipal facilities and equipment impact fee assumes a consumption- driven approach. This approach charges new development the cost of replacing existing capacity on a one-for-one basis, assuming constant current service delivery standards. Total replacement costs were determined using land values, facility replacement costs, significant equipment replacement costs, site development costs, and related professional services.

The replacement value (system-wide) was calculated in two steps. First, total replacement value was multiplied by the proportionate share of residents and employees in the study area. Second, the resulting replacement values for residents and employees were divided by current population estimates or current employee estimates (as appropriate) to determine the cost per capita or cost per employee for replacing the municipal facilities and equipment currently serving the study area. Costs per employee were converted to cost per 1,000 square feet of gross floor area (GFA) using information published in the Institute of Transportation Engineers’ Trip Generation, Tenth Edition.

## **REPLACEMENT VALUE**

Replacement value (in 2021 dollars) for municipal facilities and equipment was determined using current estimates for land value, the replacement costs for municipal facilities and significant equipment, site development costs, and professional fees. A detailed summary of cost components included in the analysis is provided below.

### **Land Value**

The Town of Summerville owns four municipal facilities eligible for impact fee funding. Collectively, land for these buildings was valued by Town staff at \$10,526,321. A worksheet for estimating land values in the study area is included in Appendix E of this report.

### **Municipal Facilities**

Municipal facilities in this update represent heated buildings or structures used for municipal facilities and equipment needs. Replacement costs for these facilities were quantified using information provided by the Town of Summerville. Collectively, the replacement value for the facilities was valued at \$9,524,597 (\$13,143,944 with site development and professional service cost Included, see explanation below).

A work sheet for estimating the replacement value of municipal facilities in the study area is included in Appendix E of this report.



### Site Development Costs

Site development costs represent incidental expenses incurred by the Town for constructing new municipal buildings. Site development costs might include clearing, grading, security lighting, parking, landscaping, and utilities. The amount of site development costs varies greatly from property to property based on unique site characteristics.

Historical data was not available to recalculate site development costs associated with municipal facilities in the study area. Therefore, construction cost estimates for municipal facilities were factored by 20% to account for associated site development costs. This estimate is consistent with industry standards for pre-planning new municipal buildings and their supporting facilities.

Site development costs assumed for municipal facilities in the study area are summarized in Appendix E of this report.

### Professional Services

State enabling legislation allows recovery of certain professional services through impact fees associated with building new municipal facilities. Eligible professional services may include studies and reports, surveys, design plans, legal expenses, permitting, and construction administration. Professional service fees vary greatly based on unique site characteristics. However, Town staff estimates 20% of the construction costs for new municipal facilities represent historical trends. This assumption was carried through this analysis.

Professional service fees assumed for municipal facilities in the study area are summarized in Appendix E of this report.

### Municipal Equipment

Only municipal equipment and vehicles with an individual unit purchase price of \$100,000 or more were included in this analysis to comply with Section 6-1-920(18)(g) of the South Carolina Development Impact Fee Act. Appendix E of this report provides an inventory of eligible municipal equipment owned by the Town. The total replacement cost for eligible municipal equipment serving the study area is \$20,843,653.

### TOTAL REPLACEMENT COST

Collectively, the replacement values noted in this chapter represent the total replacement cost for rebuilding municipal facilities and purchasing new eligible municipal equipment (in 2021 dollars). Based on these assumptions, the net total replacement cost for existing municipal facilities and eligible equipment in Summerville is \$44,513,918; detailed in Table 4.1 below.

*Table 4.1 – Total Replacement Cost Municipal Facilities and Services*

<b>Replacement Category</b>	<b>Cost</b>
<i>Total Land Value</i>	\$10,526,32
<i>Municipal Facilities</i>	\$13,143,944
<i>Significant Municipal Equipment</i>	\$20,843,653
<b>Replacement Cost</b>	<b>\$44,513,918</b>
<i>Potential Offsets (project grant funding)</i>	\$ 502,950.85
<b>Total Net Replacement Cost</b>	<b>\$44,010,967</b>

## TOWN RESIDENT / EMPLOYEE RATIO

Information published for Summerville estimates 51,920 residents and 19,243 employees within Town Limits (2019 Data). The proportionate share between residents (73%) and employees (27%) to rebuild municipal facilities and purchase eligible equipment for the study area is as follows: residents — \$32,110,077 and employees — \$12,403,840.

## COST PER CAPITA

Cost per capita represents the burden to each existing resident in the study area (in 2021 dollars) should the Town of Summerville have to rebuild municipal facilities and replace eligible municipal equipment at current service delivery standards. This statistic was developed using two factors: net total replacement cost (system-wide) attributable to Town residents and population estimates (2021) for the Town of Summerville provided by Berkeley-Charleston- Dorchester Council of Governments (BCDCOG) and linear interpolation. A cost per capita for the study area was calculated by dividing the net total replacement cost attributable to residents by the Town population estimate:

$$\text{Cost per Capita} = \frac{\text{Total Replacement Cost Attributable to Town Residents } (\$32,110,077)}{\text{Population Estimate } (51,920)}$$

Based on this analysis, the calculated cost per capita to replace municipal facilities and eligible municipal equipment is \$618.45.

## COST PER EMPLOYEE

Cost per employee represent the burden to each existing employee in the study area (in 2021 dollars) should the Town of Summerville have to rebuild municipal facilities and replace eligible municipal equipment at current service delivery standards. This statistic was developed using two factors: net total replacement cost (system-wide) attributable to employees and employment estimates (2019) for the Town of Summerville provided by the Berkeley- Charleston-Dorchester Council of Governments (BCDCOG) and linear interpolation. A cost per employee for the study area was calculated by dividing the net total replacement cost attributable to employees by the Town employment estimate:

$$\text{Cost per Employee} = \frac{\text{Total Replacement Cost Attributable to Employees } (\$12,403,840)}{\text{Employee Estimate } (19,243)}$$

Based on this analysis, the calculated cost per employee to replace municipal facilities and eligible Municipal equipment is \$644.59.

## MAXIMUM ALLOWABLE IMPACT FEES

A maximum allowable impact fee schedule was developed to quantify the fair share cost to build municipal facilities and purchase eligible municipal equipment to serve new development. The cost per capita for municipal facilities and equipment was multiplied by average persons per household estimates published by the U.S. Census Bureau for various dwelling unit categories to determine recommended maximum allowable Impact fees (see Appendix B of this report for U.S. Census Bureau Estimates). The cost per employee for municipal facilities and services was multiplied by employee space ratios developed from information published in the Institute of Transportation Engineers' Trip Generation, Tenth Edition (see Appendix B of this report for employee space ratio estimates).

Table 4.2, starting on the following page, summarizes recommended maximum allowable impact fees, by dwelling unit category or non-residential land use category, to build municipal facilities and purchase eligible municipal equipment to serve new development

## DISCOUNT RATE

Town Council may choose to apply a discount rate to the maximum allowable impact fees presented in this chapter. The discount rate could be used to provide a reasonable fee for continued residential or non-residential investment or to ensure that impact fees collected for municipal facilities and services do not exceed the cost of providing capital improvements identified to accommodate new growth. Chapter 5 of this report expands on the notion of discount rates appropriate for the Town of Summerville.

**Table 4.2 – Maximum Allowable Impact Fee Schedule for Municipal Facilities and Equipment**

Land Use Category	Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Max Allowable Impact Fee
<b>Residential Uses</b>						
Single Family (Attached or Detached)	d.u.	2.94	—	\$618.45	—	\$1818
Mobile Home	d.u.	2.09	—	\$618.45	—	\$1293
Multifamily (>2 Dwelling Units)	d.u.	3.13	—	\$618.45	—	\$1936
<b>Hotel / Motel Uses</b>						
Hotel	room	—	0.58	—	\$644.59	\$374
Business Hotel	room	—	0.16	—	\$644.59	\$103
Motel	room	—	0.17	—	\$644.59	\$110
<b>Recreational Uses</b>						
Golf Course	hole	—	1.48	—	\$644.59	\$954
Movie Theater (w/ Matinee)	1,000 s.f.	—	1.10	—	\$644.59	\$709
<b>Institutional Uses</b>						
Elementary School	1,000 s.f.	—	1.08	—	\$644.59	\$696
Middle/Junior High School	1,000 s.f.	—	0.80	—	\$644.59	\$516
High School	1,000 s.f.	—	0.71	—	\$644.59	\$458
Junior/Community College	1,000 s.f.	—	1.24	—	\$644.59	\$799
University/College	student	—	0.18	—	\$644.59	\$116
Daycare	1,000 s.f.	—	2.23	—	\$644.59	\$1437
Library	1,000 s.f.	—	1.29	—	\$644.59	\$832
<b>Medical Uses</b>						
Hospital	bed	—	5.89	—	\$644.59	\$3797
Nursing Home	bed	—	1.05	—	\$644.59	\$677
Clinic	1,000 s.f.	—	3.09	—	\$644.59	\$1992
Medical/Dental Office	1,000 s.f.	—	4.00	—	\$644.59	\$2578
<b>General Office Uses</b>						
< 50,000 s.f.	1,000 s.f.	—	4.43	—	\$644.59	\$2856
50,001 – 100,000 s.f.	1,000 s.f.	—	3.78	—	\$644.59	\$2437
100,001 – 150,000 s.f.	1,000 s.f.	—	3.51	—	\$644.59	\$2263
150,001 – 200,000 s.f.	1,000 s.f.	—	3.54	—	\$644.59	\$2282
> 200,001 s.f.	1,000 s.f.	—	3.09	—	\$644.59	\$1992

**Table 4.2 – Maximum Allowable Impact Fee Schedule for Municipal Facilities and Equipment (cont.)**

Land Use Category	Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Max. Allowable Impact Fee
<b>Office Park Uses</b>						
< 50,000 s.f.	1,000 s.f.	—	3.54	—	\$644.59	\$2282
50,001 – 100,000 s.f.	1,000 s.f.	—	3.20	—	\$644.59	\$2063
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	3.28	—	\$644.59	\$2114
150,001 – 200,000 s.f.	1,000 s.f.	—	3.34	—	\$644.59	\$2153
200,001 – 250,000 s.f.	1,000 s.f.	—	3.38	—	\$644.59	\$2179
250,001 – 300,000 s.f.	1,000 s.f.	—	3.42	—	\$644.59	\$2204
300,001 – 350,000 s.f.	1,000 s.f.	—	3.46	—	\$644.59	\$2230
350,001 – 400,000 s.f.	1,000 s.f.	—	3.49	—	\$644.59	\$2250
> 400,001 s.f.	1,000 s.f.	—	3.55	—	\$644.59	\$2288
<b>Business Park Uses</b>						
< 100,000 s.f.	1,000 s.f.	—	2.44	—	\$644.59	\$1573
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	2.79	—	\$644.59	\$1798
150,001 – 200,000 s.f.	1,000 s.f.	—	2.95	—	\$644.59	\$1902
200,001 – 250,000 s.f.	1,000 s.f.	—	3.03	—	\$644.59	\$1953
250,001 – 300,000 s.f.	1,000 s.f.	—	3.09	—	\$644.59	\$1992
300,001 – 350,000 s.f.	1,000 s.f.	—	3.12	—	\$644.59	\$2011
350,001 – 400,000 s.f.	1,000 s.f.	—	3.15	—	\$644.59	\$2030
> 400,001 s.f.	1,000 s.f.	—	3.20	—	\$644.59	\$2063
<b>General Retail Uses</b>						
< 50,000 s.f.	1,000 s.f.	—	2.86	—	\$644.59	\$1844
50,001 – 100,000 s.f.	1,000 s.f.	—	2.50	—	\$644.59	\$1611
100,001 s.f. – 150,000 s.f.	1,000 s.f.	—	2.22	—	\$644.59	\$1431
150,001 – 200,000 s.f.	1,000 s.f.	—	2.22	—	\$644.59	\$1431
200,001 – 300,000 s.f.	1,000 s.f.	—	2.22	—	\$644.59	\$1431
300,001 – 400,000 s.f.	1,000 s.f.	—	2.22	—	\$644.59	\$1431
> 400,001 s.f.	1,000 s.f.	—	2.22	—	\$644.59	\$1431

**Table 4.2 – Maximum Allowable Impact Fee Schedule for Municipal Facilities and Equipment (cont.)**

Land Use Category	Units	Persons per Household	Employee Space Ratio	Cost per Person	Cost per Employee	Max. Allowable Impact Fee
<b>Specific Retail Uses</b>						
Building Materials/ Lumber Store	1,000 s.f.	—	0.74	—	\$644.59	\$477
Free Standing Discount Store	1,000 s.f.	—	2.16	—	\$644.59	\$1392
Nursery/Garden Center	1,000 s.f.	—	3.12	—	\$644.59	\$2011
New Car Sales Center	1,000 s.f.	—	2.49	—	\$644.59	\$1605
Used Car Sales Center	1,000 s.f.	—	2.17	—	\$644.59	\$1399
Automobile Parts Store	1,000 s.f.	—	1.64	—	\$644.59	\$1057
Tire Store	1,000 s.f.	—	1.55	—	\$644.59	\$999
Supermarket	1,000 s.f.	—	1.42	—	\$644.59	\$915
Convenience Market w/Gas Pumps	1,000 s.f.	—	2.56	—	\$644.59	\$1650
Discount Supermarket	1,000 s.f.	—	2.25	—	\$644.59	\$1450
Discount Club	1,000 s.f.	—	1.29	—	\$644.59	\$832
Pharmacy with Drive Thru	1,000 s.f.	—	1.58	—	\$644.59	\$1018
Furniture Store	1,000 s.f.	—	0.42	—	\$644.59	\$271
<b>Industrial Uses</b>						
General Light Industrial	1,000 s.f.	—	1.63	—	\$644.59	\$1051
Industrial Park	1,000 s.f.	—	1.16	—	\$644.59	\$748
Warehousing	1,000 s.f.	—	0.34	—	\$644.59	\$219
Mini-Warehouse	1,000 s.f.	—	0.02	—	\$644.59	\$13
<b>Specific Service Uses</b>						
Drive-In Bank	1,000 s.f.	—	3.15	—	\$644.59	\$2030
High-Turnover Sit Down Restaurant	1,000 s.f.	—	5.28	—	\$644.59	\$3403
Fast Food w/ Drive Through	1,000 s.f.	—	5.18	—	\$644.59	\$3339

# Chapter 5: Conclusions

New development in Summerville is expected to overburden existing parks and recreation facilities, fire protection services, and municipal facilities and services beyond current service delivery standards or minimum acceptable levels of service. Therefore, it is appropriate to charge new development an impact fee to mitigate a proportionate share of anticipated future deficiencies.

Town Council should consider a discount rate for the maximum allowable impact fees recommended in this report, understanding the competitiveness of an updated impact fee system within the Charleston Metropolitan Statistical Area. The information that follows should be considered by Town Council when updating the local development impact fee ordinance.

## DISCOUNT RATE

Maximum allowable impact fees may be adopted at less than 100% of the amounts presented in previous chapters. Typically, the elected body will apply a discount rate to provide a reasonable fee for continued residential or non-residential investment or to ensure that impact fees collected for the various categories do not exceed the cost of providing recommended capital improvements. Currently, the Town of Summerville is charging the following percentage of the maximum allowable impact fees:

- Parks and Recreation – 20% of maximum allowable impact fee
- Fire – 70% of maximum allowable impact fee
- Municipal – 100% of maximum allowable impact fee

This update recommends a discount rate be applied to the maximum allowable impact fees presented in this report. The discount rate does not need to be the same across all three impact fee categories; however, a discount rate for any one impact category must be applied uniformly across all the land use categories represented in the schedule.

Below is a summary of comparable cities within the lowcountry of similar characteristics.

### *Goose Creek*

In 2017, the City of Goose Creek developed an incentive ordinance for business to pursue. For utilization, the businesses must be located within an incentive zone and targeted toward full-service restaurants, retail, tourism, cultural arts, corporate headquarters, research and development, and technology. Eligible land uses can qualify for the following depending on the land use and location:

- Up to 100 percent of the applicable Development Impact Fees collected by the City
- Up to 50 percent of the building permit fees collected by the City
- Up to 50 percent of the business license fees collected by the City for as many as five years
- Up to 50 percent of the local hospitality taxes collected by the City for as many as five years

### *Dorchester County*

Currently Dorchester County charges water & sewer and transportation impact fees. Water & Sewer impact fees are based on an equivalent residential unit (ERU) for both water and sewer. There is no differentiation between land uses. The current sewer impact fee is \$3,500 per ERU and the water impact fee is \$2,200 per ERU.

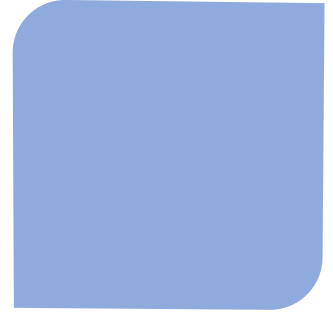
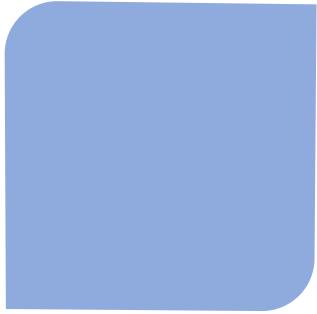
### *Berkeley County*

Berkeley County does not currently charge impact fees. Rather they collect a \$0.01 sales tax on applicable items.

### *The City of North Myrtle Beach*

The City of North Myrtle Beach currently charges a water & sewer impact fee. The impact fees are based on the specific land use for both water and sewer based on an equivalent residential unit (ERU). A copy of the current fees is attached for reference.





## Town of Summerville Impact Fee Study

# APPENDIX



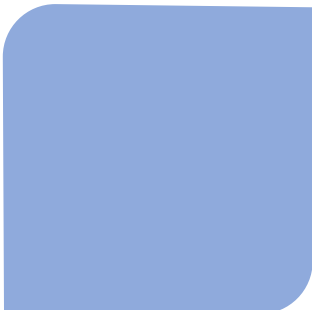
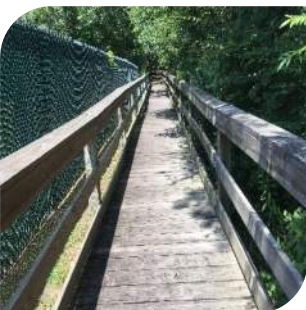
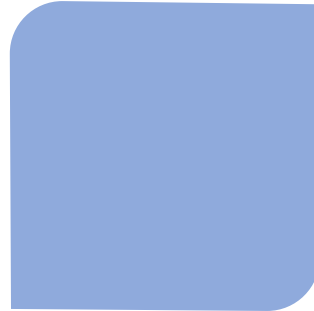
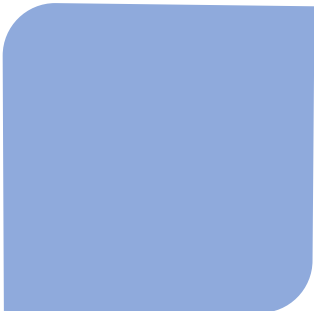
Appendix A —State Enabling Legislation

Appendix B —US Census Data / ITE Employee Space Ratios

Appendix C —Parks & Recreation Inventory & Analysis Tables

Appendix D —Fire Protection Inventory & Analysis Tables

Appendix E —Municipal Facilities & Equipment Inventory & Analysis Tables





Town of Summerville Impact Fee Study

# Appendix A – State Enabling Legislation

## ARTICLE 9

### Development Impact Fees

#### **SECTION 6-1-910.** Short title.

This article may be cited as the "South Carolina Development Impact Fee Act".

HISTORY: 1999 Act No. 118, Section 1.

#### **SECTION 6-1-920.** Definitions.

As used in this article:

- (1) "Affordable housing" means housing affordable to families whose incomes do not exceed eighty percent of the median income for the service area or areas within the jurisdiction of the governmental entity.
- (2) "Capital improvements" means improvements with a useful life of five years or more, by new construction or other action, which increase or increased the service capacity of a public facility.
- (3) "Capital improvements plan" means a plan that identifies capital improvements for which development impact fees may be used as a funding source.
- (4) "Connection charges" and "hookup charges" mean charges for the actual cost of connecting a property to a public water or public sewer system, limited to labor and materials involved in making pipe connections, installation of water meters, and other actual costs.
- (5) "Developer" means an individual or corporation, partnership, or other entity undertaking development.
- (6) "Development" means construction or installation of a new building or structure, or a change in use of a building or structure, any of which creates additional demand and need for public facilities. A building or structure shall include, but not be limited to, modular buildings and manufactured housing. "Development" does not include alterations made to existing single-family homes.
- (7) "Development approval" means a document from a governmental entity which authorizes the commencement of a development.
- (8) "Development impact fee" or "impact fee" means a payment of money imposed as a condition of development approval to pay a proportionate share of the cost of system improvements needed to serve the people utilizing the improvements. The term does not include:
  - (a) a charge or fee to pay the administrative, plan review, or inspection costs associated with permits required for development;

(b) connection or hookup charges;

(c) amounts collected from a developer in a transaction in which the governmental entity has incurred expenses in constructing capital improvements for the development if the owner or developer has agreed to be financially responsible for the construction or installation of the capital improvements;

(d) fees authorized by Article 3 of this chapter.

(9) "Development permit" means a permit issued for construction on or development of land when no subsequent building permit issued pursuant to Chapter 9 of Title 6 is required.

(10) "Fee payor" means the individual or legal entity that pays or is required to pay a development impact fee.

(11) "Governmental entity" means a county, as provided in Chapter 9, Title 4, and a municipality, as defined in Section 5-1-20.

(12) "Incidental benefits" are benefits which accrue to a property as a secondary result or as a minor consequence of the provision of public facilities to another property.

(13) "Land use assumptions" means a description of the service area and projections of land uses, densities, intensities, and population in the service area over at least a ten-year period.

(14) "Level of service" means a measure of the relationship between service capacity and service demand for public facilities.

(15) "Local planning commission" means the entity created pursuant to Article 1, Chapter 29, Title 6.

(16) "Project" means a particular development on an identified parcel of land.

(17) "Proportionate share" means that portion of the cost of system improvements determined pursuant to Section 6-1-990 which reasonably relates to the service demands and needs of the project.

(18) "Public facilities" means:

(a) water supply production, treatment, laboratory, engineering, administration, storage, and transmission facilities;

(b) wastewater collection, treatment, laboratory, engineering, administration, and disposal facilities;

(c) solid waste and recycling collection, treatment, and disposal facilities;

(d) roads, streets, and bridges including, but not limited to, rights-of-way and traffic signals;

(e) storm water transmission, retention, detention, treatment, and disposal facilities and flood control facilities;

(f) public safety facilities, including law enforcement, fire, emergency medical and rescue, and street lighting facilities;

(g) capital equipment and vehicles, with an individual unit purchase price of not less than one hundred thousand dollars including, but not limited to, equipment and vehicles used in the delivery of public safety services, emergency preparedness services, collection and disposal of solid waste, and storm water management and control;

(h) parks, libraries, and recreational facilities;

(i) public education facilities for grades K-12 including, but not limited to, schools, offices, classrooms, parking areas, playgrounds, libraries, cafeterias, gymnasiums, health and music rooms, computer and science laboratories, and other facilities considered necessary for the proper public education of the state's children.

(19) "Service area" means, based on sound planning or engineering principles, or both, a defined geographic area in which specific public facilities provide service to development within the area defined. Provided, however, that no provision in this article may be interpreted to alter, enlarge, or reduce the service area or boundaries of a political subdivision which is authorized or set by law.

(20) "Service unit" means a standardized measure of consumption, use, generation, or discharge attributable to an individual unit of development calculated in accordance with generally accepted engineering or planning standards for a particular category of capital improvements.

(21) "System improvements" means capital improvements to public facilities which are designed to provide service to a service area.

(22) "System improvement costs" means costs incurred for construction or reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

(a) construction, acquisition, or expansion of public facilities other than capital improvements identified in the capital improvements plan;

(b) repair, operation, or maintenance of existing or new capital improvements;

(c) upgrading, updating, expanding, or replacing existing capital improvements to serve existing development in order to meet stricter safety, efficiency, environmental, or regulatory standards;

(d) upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;

(e) administrative and operating costs of the governmental entity; or

(f) principal payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements identified in the capital improvements plan.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 2, eff June 3, 2016.

#### Effect of Amendment

2016 Act No. 229, Section 2, added (18)(i), relating to certain public education facilities.

#### **SECTION 6-1-930.** Developmental impact fee.

(A)(1) Only a governmental entity that has a comprehensive plan, as provided in Chapter 29 of this title, and which complies with the requirements of this article may impose a development impact fee. If a governmental entity has not adopted a comprehensive plan, but has adopted a capital improvements plan which substantially complies with the requirements of Section 6-1-960(B), then it may impose a development impact fee. A governmental entity may not impose an impact fee, regardless of how it is designated, except as provided in this article. However, a special purpose district or public service district which (a) provides fire protection services or recreation services, (b) was created by act of the General Assembly prior to 1973, and (c) had the power to impose development impact fees prior to the effective date of this section is not prohibited from imposing development impact fees.

(2) Before imposing a development impact fee on residential units, a governmental entity shall prepare a report which estimates the effect of recovering capital costs through impact fees on the availability of affordable housing within the political jurisdiction of the governmental entity.

(B)(1) An impact fee may be imposed and collected by the governmental entity only upon the passage of an ordinance approved by a positive majority, as defined in Article 3 of this chapter.

(2) The amount of the development impact fee must be based on actual improvement costs or reasonable estimates of the costs, supported by sound engineering studies.

(3) An ordinance authorizing the imposition of a development impact fee must:

(a) establish a procedure for timely processing of applications for determinations by the governmental entity of development impact fees applicable to all property subject to impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid under this article;

(b) include a description of acceptable levels of service for system improvements; and

(c) provide for the termination of the impact fee.

(C) A governmental entity shall prepare and publish an annual report describing the amount of all impact fees collected, appropriated, or spent during the preceding year by category of public facility and service area.

(D) Payment of an impact fee may result in an incidental benefit to property owners or developers within the service area other than the fee payor, except that an impact fee that results in benefits to property owners or developers within the service area, other than the fee payor, in an amount which is greater than incidental benefits is prohibited.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-940.** Amount of impact fee.

A governmental entity imposing an impact fee must provide in the impact fee ordinance the amount of impact fee due for each unit of development in a project for which an individual building permit or certificate of occupancy is issued. The governmental entity is bound by the amount of impact fee specified in the ordinance and may not charge higher or additional impact fees for the same purpose unless the number of service units increases or the scope of the development changes and the amount of additional impact fees is limited to the amount attributable to the additional service units or change in scope of the development. The impact fee ordinance must:

(1) include an explanation of the calculation of the impact fee, including an explanation of the factors considered pursuant to this article;

(2) specify the system improvements for which the impact fee is intended to be used;

(3) inform the developer that he may pay a project's proportionate share of system improvement costs by payment of impact fees according to the fee schedule as full and complete payment of the developer's proportionate share of system improvements costs;

(4) inform the fee payor that:

(a) he may negotiate and contract for facilities or services with the governmental entity in lieu of the development impact fee as defined in Section 6-1-1050;

(b) he has the right of appeal, as provided in Section 6-1-1030;

(c) the impact fee must be paid no earlier than the time of issuance of the building permit or issuance of a development permit if no building permit is required.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-950.** Procedure for adoption of ordinance imposing impact fees.

(A) The governing body of a governmental entity begins the process for adoption of an ordinance imposing an impact fee by enacting a resolution directing the local planning commission to conduct the studies and to recommend an impact fee ordinance, developed in accordance with the requirements of this article. Under no circumstances may the governing body of a governmental entity impose an impact fee for any public facility which has been paid for entirely by the developer.

(B) Upon receipt of the resolution enacted pursuant to subsection (A), the local planning commission shall develop, within the time designated in the resolution, and make recommendations to the governmental entity for a capital improvements plan and impact fees by service unit. The local planning commission shall prepare and adopt its recommendations in the same manner and using the same procedures as those used for developing recommendations for a comprehensive plan as provided in Article 3, Chapter 29, Title 6, except as otherwise provided in this article. The commission shall review and update the capital improvements plan and impact fees in the same manner and on the same review cycle as the governmental entity's comprehensive plan or elements of it.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-960.** Recommended capital improvements plan; notice; contents of plan.

(A) The local planning commission shall recommend to the governmental entity a capital improvements plan which may be adopted by the governmental entity by ordinance. The recommendations of the commission are not binding on the governmental entity, which may amend or alter the plan. After reasonable public notice, a public hearing must be held before final action to adopt the ordinance approving the capital improvements plan. The notice must be published not less than thirty days before the time of the hearing in at least one newspaper of general circulation in the county. The notice must advise the public of the time and place of the hearing, that a copy of the capital improvements plan is available for public inspection in the offices of the governmental entity, and that members of the public will be given an opportunity to be heard.

(B) The capital improvements plan must contain:

(1) a general description of all existing public facilities, and their existing deficiencies, within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources, including existing sources of revenues, related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage;

(2) an analysis of the total capacity, the level of current usage, and commitments for usage of capacity of existing public facilities, which must be prepared by a qualified professional using generally accepted principles and professional standards;



(3) a description of the land use assumptions;

(4) a definitive table establishing the specific service unit for each category of system improvements and an equivalency or conversion table establishing the ratio of a service unit to various types of land uses, including residential, commercial, agricultural, and industrial, as appropriate;

(5) a description of all system improvements and their costs necessitated by and attributable to new development in the service area, based on the approved land use assumptions, to provide a level of service not to exceed the level of service currently existing in the community or service area, unless a different or higher level of service is required by law, court order, or safety consideration;

(6) the total number of service units necessitated by and attributable to new development within the service area based on the land use assumptions and calculated in accordance with generally accepted engineering or planning criteria;

(7) the projected demand for system improvements required by new service units projected over a reasonable period of time not to exceed twenty years;

(8) identification of all sources and levels of funding available to the governmental entity for the financing of the system improvements; and

(9) a schedule setting forth estimated dates for commencing and completing construction of all improvements identified in the capital improvements plan.

(C) Changes in the capital improvements plan must be approved in the same manner as approval of the original plan.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-970.** Exemptions from impact fees.

The following structures or activities are exempt from impact fees:

(1) rebuilding the same amount of floor space of a structure that was destroyed by fire or other catastrophe;

(2) remodeling or repairing a structure that does not result in an increase in the number of service units;

(3) replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the number of service units does not increase;

(4) placing a construction trailer or office on a lot during the period of construction on the lot;

(5) constructing an addition on a residential structure which does not increase the number of service units;

(6) adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates a significant impact on the system's capacity;

(7) all or part of a particular development project if:

(a) the project is determined to create affordable housing; and

(b) the exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees;

(8) constructing a new elementary, middle, or secondary school; and

(9) constructing a new volunteer fire department.

HISTORY: 1999 Act No. 118, Section 1; 2016 Act No. 229 (H.4416), Section 1, eff June 3, 2016.

#### Effect of Amendment

2016 Act No. 229, Section 1, added (8) and (9), relating to certain schools and volunteer fire departments.

#### **SECTION 6-1-980.** Calculation of impact fees.

(A) The impact fee for each service unit may not exceed the amount determined by dividing the costs of the capital improvements by the total number of projected service units that potentially could use the capital improvement. If the number of new service units projected over a reasonable period of time is less than the total number of new service units shown by the approved land use assumptions at full development of the service area, the maximum impact fee for each service unit must be calculated by dividing the costs of the part of the capital improvements necessitated by and attributable to the projected new service units by the total projected new service units.

(B) An impact fee must be calculated in accordance with generally accepted accounting principles.

HISTORY: 1999 Act No. 118, Section 1.

#### **SECTION 6-1-990.** Maximum impact fee; proportionate share of costs of improvements to serve new development.

(A) The impact fee imposed upon a fee payor may not exceed a proportionate share of the costs incurred by the governmental entity in providing system improvements to serve the new development. The proportionate share is the cost attributable to the development after the governmental entity

reduces the amount to be imposed by the following factors:

(1) appropriate credit, offset, or contribution of money, dedication of land, or construction of system improvements; and

(2) all other sources of funding the system improvements including funds obtained from economic development incentives or grants secured which are not required to be repaid.

(B) In determining the proportionate share of the cost of system improvements to be paid, the governmental entity imposing the impact fee must consider the:

(1) cost of existing system improvements resulting from new development within the service area or areas;

(2) means by which existing system improvements have been financed;

(3) extent to which the new development contributes to the cost of system improvements;

(4) extent to which the new development is required to contribute to the cost of existing system improvements in the future;

(5) extent to which the new development is required to provide system improvements, without charge to other properties within the service area or areas;

(6) time and price differentials inherent in a fair comparison of fees paid at different times; and

(7) availability of other sources of funding system improvements including, but not limited to, user charges, general tax levies, intergovernmental transfers, and special taxation.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1000.** Fair compensation or reimbursement of developers for costs, dedication of land or oversize facilities.

A developer required to pay a development impact fee may not be required to pay more than his proportionate share of the costs of the project, including the payment of money or contribution or dedication of land, or to oversize his facilities for use of others outside of the project without fair compensation or reimbursement.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1010.** Accounting; expenditures.

(A) Revenues from all development impact fees must be maintained in one or more interest-bearing

accounts. Accounting records must be maintained for each category of system improvements and the service area in which the fees are collected. Interest earned on development impact fees must be considered funds of the account on which it is earned, and must be subject to all restrictions placed on the use of impact fees pursuant to the provisions of this article.

(B) Expenditures of development impact fees must be made only for the category of system improvements and within or for the benefit of the service area for which the impact fee was imposed as shown by the capital improvements plan and as authorized in this article. Impact fees may not be used for:

- (1) a purpose other than system improvement costs to create additional improvements to serve new growth;
- (2) a category of system improvements other than that for which they were collected; or
- (3) the benefit of service areas other than the area for which they were imposed.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1020.** Refunds of impact fees.

(A) An impact fee must be refunded to the owner of record of property on which a development impact fee has been paid if:

(1) the impact fees have not been expended within three years of the date they were scheduled to be expended on a first-in, first-out basis; or

(2) a building permit or permit for installation of a manufactured home is denied.

(B) When the right to a refund exists, the governmental entity shall send a refund to the owner of record within ninety days after it is determined by the entity that a refund is due.

(C) A refund must include the pro rata portion of interest earned while on deposit in the impact fee account.

(D) A person entitled to a refund has standing to sue for a refund pursuant to this article if there has not been a timely payment of a refund pursuant to subsection (B) of this section.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1030.** Appeals.

(A) A governmental entity which adopts a development impact fee ordinance shall provide for administrative appeals by the developer or fee payor.

(B) A fee payor may pay a development impact fee under protest. A fee payor making the payment is not estopped from exercising the right of appeal provided in this article, nor is the fee payor estopped from receiving a refund of an amount considered to have been illegally collected. Instead of making a payment of an impact fee under protest, a fee payor, at his option, may post a bond or submit an irrevocable letter of credit for the amount of impact fees due, pending the outcome of an appeal.

(C) A governmental entity which adopts a development impact fee ordinance shall provide for mediation by a qualified independent party, upon voluntary agreement by both the fee payor and the governmental entity, to address a disagreement related to the impact fee for proposed development. Participation in mediation does not preclude the fee payor from pursuing other remedies provided for in this section or otherwise available by law.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1040.** Collection of development impact fees.

A governmental entity may provide in a development impact fee ordinance the method for collection of development impact fees including, but not limited to:

- (1) additions to the fee for reasonable interest and penalties for nonpayment or late payment;
- (2) withholding of the certificate of occupancy, or building permit if no certificate of occupancy is required, until the development impact fee is paid;
- (3) withholding of utility services until the development impact fee is paid; and
- (4) imposing liens for failure to pay timely a development impact fee.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1050.** Permissible agreements for payments or construction or installation of improvements by fee payors and developers; credits and reimbursements.

A fee payor and developer may enter into an agreement with a governmental entity, including an agreement entered into pursuant to the South Carolina Local Government Development Agreement Act, providing for payments instead of impact fees for facilities or services. That agreement may provide for the construction or installation of system improvements by the fee payor or developer and for credits or reimbursements for costs incurred by a fee payor or developer including interproject transfers of credits or reimbursement for project improvements which are used or shared by more than one development project. An impact fee may not be imposed on a fee payor or developer who has entered into an agreement as described in this section.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1060.** Article shall not affect existing laws.

(A) The provisions of this article do not repeal existing laws authorizing a governmental entity to impose fees or require contributions or property dedications for capital improvements. A development impact fee adopted in accordance with existing laws before the enactment of this article is not affected until termination of the development impact fee. A subsequent change or reenactment of the development impact fee must comply with the provisions of this article. Requirements for developers to pay in whole or in part for system improvements may be imposed by governmental entities only by way of impact fees imposed pursuant to the ordinance.

(B) Notwithstanding another provision of this article, property for which a valid building permit or certificate of occupancy has been issued or construction has commenced before the effective date of a development impact fee ordinance is not subject to additional development impact fees.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1070.** Shared funding among units of government; agreements.

(A) If the proposed system improvements include the improvement of public facilities under the jurisdiction of another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, an agreement between the governmental entity and other unit of government must specify the reasonable share of funding by each unit. The governmental entity authorized to impose impact fees may not assume more than its reasonable share of funding joint improvements, nor may another unit of government which is not authorized to impose impact fees do so unless the expenditure is pursuant to an agreement under Section 6-1-1050 of this section.

(B) A governmental entity may enter into an agreement with another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public service district, that has the responsibility of providing the service for which an impact fee may be imposed. The determination of the amount of the impact fee for the contracting governmental entity must be made in the same manner and is subject to the same procedures and limitations as provided in this article. The agreement must provide for the collection of the impact fee by the governmental entity and for the expenditure of the impact fee by another unit of government including, but not limited to, a special purpose district that does not provide water and wastewater utilities, a school district, and a public services district unless otherwise provided by contract.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1080.** Exemptions; water or wastewater utilities.

The provisions of this chapter do not apply to a development impact fee for water or wastewater utilities, or both, imposed by a city, county, commissioners of public works, special purpose district, or

nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33, except that in order to impose a development impact fee for water or wastewater utilities, or both, the city, county, commissioners of public works, special purpose district or nonprofit corporation organized pursuant to Chapter 35 or 36 of Title 33 must:

- (1) have a capital improvements plan before imposition of the development impact fee; and
- (2) prepare a report to be made public before imposition of the development impact fee, which shall include, but not be limited to, an explanation of the basis, use, calculation, and method of collection of the development impact fee; and
- (3) enact the fee in accordance with the requirements of Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-1090.** Annexations by municipalities.

A county development impact fee ordinance imposed in an area which is annexed by a municipality is not affected by this article until the development impact fee terminates, unless the municipality assumes any liability which is to be paid with the impact fee revenue.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-2000.** Taxation or revenue authority by political subdivisions.

This article shall not create, grant, or confer any new or additional taxing or revenue raising authority to a political subdivision which was not specifically granted to that entity by a previous act of the General Assembly.

HISTORY: 1999 Act No. 118, Section 1.

**SECTION 6-1-2010.** Compliance with public notice or public hearing requirements.

Compliance with any requirement for public notice or public hearing in this article is considered to be in compliance with any other public notice or public hearing requirement otherwise applicable including, but not limited to, the provisions of Chapter 4, Title 30, and Article 3 of this chapter.

HISTORY: 1999 Act No. 118, Section 1.

## ARTICLE IV. - DEVELOPMENT IMPACT FEES

*Footnotes:*

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**Editor's note**— Ord. No. 10-0802, adopted Oct. 13, 2010, amended art IV in its entirety to read as herein set out. Former art. IV §§ 20-101—20-108, pertained to similar subject matter and derived from: Ord. No. 02-1202, arts. II—IX, adopted Jan 8, 2003.

### Sec. 20-101. - Title.

This article shall be referred to as the "Development Impact Fee Ordinance for the Town of Summerville".

(Ord. No. 10-0802, 10-13-2010)

### Sec. 20-102. - Authority.

This article is adopted pursuant to and in compliance with the authority of the South Carolina Development Impact Fee Act, S.C. Code 1976, § 6-1-9 (the "Act"), and is to be interpreted in accordance with such Act , or as it may be amended in the future.

(Ord. No. 10-0802, 10-13-2010)

### Sec. 20-103. - Findings.

The Summerville Town Council hereby declares that:

- (1) Adequate park and recreation facilities, fire protection, municipal facilities and services, and transportation system are vital and necessary to the health, safety, welfare, and prosperity of the town and its citizens. Substantial growth and new construction is taking place within the town and is anticipated to continue. This growth creates substantial need for new infrastructure capacity. Meeting these needs is very costly; however, failure to do so will result in an inadequate system of facilities and equipment to accommodate anticipated demand. This would make the town a less desirable place to live and do business and be detrimental to the health, safety, welfare, and prosperity of the town and its citizens.
- (2) To the extent that future growth and new construction in the town place demands on park and recreation facilities, fire protection, municipal facilities and services, or the transportation system those demands and needs should be met by shifting a portion of the capital cost for providing new capacity to serve new development, which creates, in whole or in part, these demands and needs.
- (3) By Resolution adopted on August 13, 2008, the town council directed the planning commission to conduct the necessary studies and develop a recommended development impact fee ordinance in accordance with the requirements of the Act.
- (4) The planning commission recommended to town council an Impact Fee Study Update Report for Summerville dated March 11, 2010, a revised Town of Summerville Capital Improvements Plan with projects eligible for impact fee funding dated July 7, 2010, and a Housing Affordability Analysis in Support



of an Impact Fee Study Update Report in Summerville dated March 11, 2010, each of which have been adopted by the town council, as modified, on October 13, 2010.

- (5) This article is enacted to implement the recommendations of the Impact Fee Study Update Report for Summerville and endorse the list of capital projects eligible for impact fee funding in the Town of Summerville Capital Improvements Plan.
- (6) The impact fees prescribed in this article are equitable, do not impose an unfair or disproportionate burden on developers and new construction, and are in the best interests of the general welfare of Summerville and its citizens.
- (7) New facilities or equipment eligible for development impact fee funding will benefit all new development or redevelopment in town limits. Therefore, it is appropriate to treat the entire town as one service area for calculating, collecting, and spending development impact fees.
- (8) This article provides the procedures for timely processing of applications for determination of appropriate development impact fees applicable to all development inside town limits subject to the impact fees and for the timely processing of applications for individual assessment of development impact fees, credits, or reimbursements allowed or paid.
- (9) The transportation impact fees presented in Exhibit A (attached to Ord. No. 10-0802 and kept on file with the town) are based upon maintenance of a maximum service volume threshold for level of service D, as defined in the 2000 Highway Capacity Manual, based on average daily traffic measurements.
- (10) The maximum allowable park and recreation impact fee determined in the Impact Fee Study Update Report for Summerville has been reduced by 80 percent for the general development impact fee schedule summarized in Exhibit A (attached to Ord. No. 10-0802 and kept on file with the town), setting the fees at 20 percent of the maximum amount to provide a reasonable fee for residential investment and to ensure that the impact fees collected do not exceed the cost to provide capital facilities that accommodate new development.
- (11) The maximum allowable fire protection impact fee determined in the Impact Fee Study Update Report for Summerville has been reduced by 30 percent for the general development impact fee schedule summarized in Exhibit A (attached to Ord. No. 10-0802 and kept on file with the town), setting the fees at 70 percent of the maximum amount to provide a reasonable fee for residential and nonresidential investments and to ensure that the impact fees collected do not exceed the cost to provide capital facilities and equipment that accommodate new development.
- (12) The maximum allowable municipal facilities and services impact fee determined in the Impact Fee Study Update Report for Summerville has been reduced by zero percent for the general development impact fee schedule summarized in Exhibit A (attached to Ord. No. 10-0802 and kept on file with the town), setting the fees at 100 percent of the maximum amount to provide a reasonable fee for residential and nonresidential investments and to ensure that the impact fees collected do not exceed the cost to provide capital facilities and equipment that accommodate new development.
- (13) The maximum allowable transportation impact fee determined in the Impact Fee Study Update Report for Summerville has been reduced by 100 percent for the general development impact fee schedule summarized in Exhibit A (attached to Ord. No. 10-0802 and kept on file with the town), setting the fees at

zero percent of the maximum amount to provide a reasonable fee for residential and nonresidential investments and to ensure that the impact fees collected do not exceed the cost to provide capital transportation facilities that accommodate new development.

- (14) Property for which a valid building permit has been issued prior to the effective date of this article shall not be subject to the new or updated development impact fees.

(Ord. No. 10-0802, 10-13-2010)

#### Sec. 20-104. - Definitions.

The following definitions apply within this article consistent with the provisions set forth in the South Carolina Development Impact Fee Act, or as it may be amended in the future. Where terms are not defined, the definitions used in the Town of Summerville Code of Laws shall apply.

*Affordable housing.* Housing that is affordable to families whose incomes do not exceed 80 percent of the median income for the service zone established for the Town of Summerville.

*Building permit.* A permit issued by the town permitting the construction of a building or structure within town limits.

*Capital improvement.* Improvements with a useful life of five years or more, by new construction or other action, which increase the service capacity of the public facility. Public facilities for the purpose of this article include park and recreation facilities, fire protection, municipal facilities and services, and transportation.

*Capital improvements plan (CIP).* A multi-year planning tool used to identify capital projects and coordinate financing and implementation. The plan also identifies capital improvements for which development impact fees may be used as a funding source.

*Certificate of occupancy.* A certificate allowing the occupancy or use of a building and certifying that the structure or use has been constructed or will be used in compliance with the Town of Summerville Code of Laws and all other applicable regulations.

*Credits.* Impact fee deductions allowed to a fee payor for eligible off-site capital improvements funded by the fee payor.

*Developer.* An individual, corporation, partnership, or other legal entity undertaking new development.

*Development.* Construction or installation of a new building or structure, or a change in use of an existing building or structure, any of which creates additional demand and need for public facilities (i.e., parks and recreation, fire protection, municipal facilities and services, or transportation). A building or structure shall include, but not be limited to, modular buildings and manufactured housing. Development does not include alterations made to existing single-family homes.

*Development impact fee.* A financial payment made by a developer to a local government for funding certain off-site capital improvements identified to accommodate future growth. Development impact fees are collected by the town for park and recreation facilities, fire protection, municipal facilities and services, and transportation.

*Fee payor.* A developer that pays or is required to pay a development impact fee.

*Fire protection impact fee.* A payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the fire protection system identified to serve new development.

*Level of service (LOS).* A measurement of the relationship between service capacity and service demand for public facilities that is generally measured on a lettered scale of A to F, with level of service "A" representing the best operating conditions and level of service "F" the worst operating conditions. The transportation impact fees contained in Exhibit A (attached to Ord. No. 10-0802 and kept on file with the town) are based upon level of service D thresholds (as defined in the 2000 Highway Capacity Manual) over the entire transportation system, based on average daily traffic volumes. This threshold is consistent with standards developed for the Town of Summerville Comprehensive Transportation Plan for 2030 and the CHATS 2030 Long-Range Transportation Plan.

*Municipal facilities and services impact fee.* A payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the municipal facilities and services system identified to serve new development.

*Off-site improvements.* Capital improvements located outside of the boundaries of a development that are required to serve the development's demands and needs.

*Park and recreation impact fee.* A payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the park and recreation system identified to serve new development.

*Public facilities.* Improvements to and/or construction of capital improvements identified in the Town of Summerville Capital Improvements Plan and the Impact Fee Study Update Report for Summerville as described in section 20-105 hereof. Public facilities for the purpose of this article include park and recreation facilities, fire protection, municipal facilities and services, and transportation.

*Square feet (s.f.).* As referred to in Exhibit A (attached to Ord. No. 10-0802 and kept on file with the town), means the sum (in square feet) of the area of each floor level, including cellars, basements, mezzanines, penthouses, corridors, lobbies, stores and offices, that are within the principal outside faces of exterior walls, not including architectural setbacks or projections. Included are all areas that have floor surfaces with clear standing head room (measured six-foot, six inches minimum) regardless of their use. If a ground level area of a building, or part thereof, within the principal outside faces of the exterior walls is not enclosed, this square footage definition considers it part of the overall square footage for the building. However, unroofed areas and unenclosed roofed-over spaces, except those contained within the principle outside faces of exterior walls, should be excluded from the area measurement. The area of any parking garage within a building shall not be included in the area measurement.

*System improvement.* A capital improvement to a public facility which is designed to provide service to a service area.

*System improvement cost.* The costs incurred for construction and reconstruction of system improvements, including design, acquisition, engineering, and other costs attributable to the improvements, and also including the costs of providing additional public facilities needed to serve new growth and development. System improvement costs do not include:

- (1) Construction, acquisition, or expansion of public facilities other than capital improvements eligible for impact fee funding that are identified in the Town of Summerville Capital Improvements Plan;
- (2) Repair, operation, or maintenance of existing or new capital improvements;

- (3) Upgrading, updating, expanding, or replacing existing capital improvements to serve existing development i meet stricter safety, efficiency, environmental, or regulatory standards;
- (4) Upgrading, updating, expanding, or replacing existing capital improvements to provide better service to existing development;
- (5) Administrative and operating costs of the governmental entity; or
- (6) Principle payments and interest or other finance charges on bonds or other indebtedness except financial obligations issued by or on behalf of the governmental entity to finance capital improvements eligible for impact fee funding that are identified in the Town of Summerville Capital Improvements Plan.

*Transportation impact fee.* A payment of money imposed as a condition of approval to pay a proportionate share of the cost for improvements to the transportation system identified to serve new development.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-105. - Supporting documentation.

- (a) This article is based upon the conclusions and recommendations presented in the Impact Fee Study Update Report for Summerville, Town of Summerville Capital Improvements Plan, and Housing Affordability Analysis in Support of an Impact Fee Study Update in Summerville prepared consistent with the provisions set forth in the Act and adopted by town council on October 13, 2010. All three documents are on file in the town planning and economic development and are incorporated into this article by reference.
- (b) All development impact fees collected pursuant to this article shall be used to implement any or all of the public facilities deemed eligible for impact fee funding identified in the Town of Summerville Capital Improvements Plan as prioritized therein.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-106. - Jurisdiction.

A development impact fee shall apply to all new development or redevelopment located within town limits.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-107. - Application and exemptions.

The provisions of this article shall apply to all new development or redevelopment within town limits for which a building permit or development approval is required except for the following:

- (1) Rebuilding the same amount of floor space of a structure that was destroyed by fire or other natural catastrophe;
- (2) Remodeling or repairing a structure with the same land use that does not result in an increase in the number of service units or place new demand on park and recreation facilities, fire protection, municipal facilities and services, or transportation system;
- (3) Replacing a residential unit, including a manufactured home, with another residential unit on the same lot, if the amount of traffic generated by the new residential unit does not increase;

- (4) Placing a construction trailer or temporary office on a lot during the period of construction on the same lot;
- (5) Construction of an addition to a residential structure that does not increase the amount of traffic generated by the same land use;
- (6) Adding uses that are typically accessory to residential uses, such as a tennis court or a clubhouse, unless it is demonstrated clearly that the use creates new demand for park and recreation facilities, fire protection, municipal facilities and services, or the transportation system; and
- (7) All or part of a particular development project if:
  - a. The project is determined to create affordable housing; and
  - b. The exempt development's proportionate share of system improvements is funded through a revenue source other than development impact fees.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-108. - Provisions for affordable housing.

Because all or part of any particular development project may be exempt from development impact fees for affordable housing, the following sets forth the administrative standards for determining what constitutes affordable housing and the procedures for exemption from one or more development impact fees:

- (1) *Median family income.* Affordable housing is based upon 80 percent of the median family income for residents living within the Town of Summerville. Median family income shall be determined once a year utilizing the following procedure:
  - a. The most recently available figures from the U.S. Census Bureau American Community Survey will serve as the base year for this evaluation;
  - b. Each subsequent year will be adjusted once annually thereafter during January of the calendar year based upon the previous year's published Consumer Price Index (CPI) increase, until the next U.S. Census Bureau data set is published and this procedure is replicated.
- (2) *Maximum expenditure.* The maximum expenditure for housing costs shall correspond to the Fannie Mae Foundation Mortgage Calculator multiplier of 30 percent of gross family income as used in the Housing Affordability Analysis in Support of an Impact Fee Study Update in Summerville. Affordable housing based upon 80 percent of median family income is:
  - a. Multifamily rental dwelling units of which the gross monthly rent cost does not exceed 30 percent of 80 percent of the gross median family monthly income.
  - b. Fee simple ownership dwelling units of which the cost of homeownership for the dwelling unit do not exceed 30 percent of 80 percent of the gross median family monthly income as reflected in the sales price using the Fannie Mae Foundation Mortgage Calculator (or comparable methodology) assuming a 15 percent down payment and a specified interest rate. The specified interest rate shall be determined by selecting the lowest 30-year fixed mortgage rate reported by area lending institutions as of the first week of January for any given year and shall remain so for the balance of the year.
- (3) *Procedures for exemption from development impact fees.*
  - a. A developer seeking exemption from one or more development impact fees for the construction of

affordable multifamily rental dwelling units must identify the alternate source of funds for the impact fee and, unless the alternate source is from town resources, post a financial guarantee suitable to the town prior to the issuance of a building permit. The amount of the financial guarantee shall reflect the amount of development impact fees due for all affordable housing units as if they were not affordable housing units. No certificate of occupancy for any of the units may be issued until the impact fees for the affordable housing units have been paid by the alternate source or from the proceeds of the financial guarantee.

If the alternate source of funds for impact fees is from town resources, prior to issuance of the certificate of occupancy by the town, the developer shall record an agreement approved by the town restricting the monthly rental cost of each affordable housing unit for a period of six years. Upon delivery of the recorded rent control agreement, the certificate of occupancy shall be issued.

- b. A developer seeking exemption from one or more development impact fees for construction of a fee simple ownership dwelling unit shall identify the alternate source of funds for the impact fees and, unless the alternate source is from town resources, post a financial guarantee suitable to the town prior to the issuance of a building permit. The amount of the financial guarantee shall reflect the amount of development impact fees due for all affordable housing units as if they were not affordable housing units. No certificate of occupancy may be issued for the affordable housing dwellings until the impact fees have been paid by the alternate source or from the proceeds of the financial guarantee.

If the alternate source of funds for impact fees is from town resources, prior to the issuance of a certificate of occupancy by the town, the developer shall file with the town a closing statement for the dwelling unit indicating an arm's length sales price no greater than that allowed for affordable housing at the time of final sale and a recorded covenant, approved by the town, restricting the sales price of the dwelling, for a period of six years, to the original sales price, adjusted annually for inflation.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-109. - Determination of fees.

(a) *General provisions.*

- (1) The town building department shall determine and collect all development impact fees administered within town limits.
- (2) Upon the effective date of this article, development impact fees shall be charged to new development or redevelopment in accordance with the procedures set forth in this article. The fees to be collected for a development will be determined at the time of application for a building permit. If the development is one that does not require a building permit, the impact fee for the development will be determined at the time of development approval. No building permit or development approval shall be issued for any development requiring the payment of development impact fees until the fees have been remitted to the town building department, or in the case of affordable housing, the appropriate financial guarantees have been filed with the town administrator. Payment of such fees shall not relieve the developer from

obligations to comply with any other applicable town ordinance, regulation, or requirement including, but not limited to, chapter 32 "Zoning" of the Town of Summerville Code of Laws prior to receiving a certificate of occupancy.

- (3) All monies paid by the fee payor pursuant to this article shall be identified as development impact fees and promptly deposited in the appropriate development impact fee trust fund described under section 20-110 of this article.
  - (4) For the purpose of calculating development impact fees, the land use types assumed in the general development impact fee schedule of this article (i.e., Exhibit A, attached to Ord. No. 10-0802 and kept on file with the town) shall be defined in accordance with the definitions contained in the Institute of Transportation Engineers' Trip Generation Manual, Eighth Edition (see Impact Fee Study Update Report for Summerville, Appendix C, kept on file with the town).
  - (5) Payment of development impact fees according to the general development impact fee schedule (i.e., Exhibit A, attached to Ord. No. 10-0802 and kept on file with the town), or independent impact fee calculation study accepted by town council, shall constitute full and complete payment of the new development's proportionate share of public facilities costs.
  - (6) A developer may negotiate and contract with the town to provide facilities or services in lieu of payment of development impact fees in accordance with S.C. Code 1976, § 6-1-1050 of the Act.
- (b) *Park and recreation impact fee formula.* Park and recreation impact fees collected within town limits shall be in accordance with the following formula:

$$\text{Impact fee} = (\text{NNDU}) \times (\text{P/HH}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNDU = The number of net new dwelling units generated by the proposed development.

P/HH = Average person per household estimate published by the U.S. Census Bureau for various dwelling unit categories (see Impact Fee Study Update Report for Summerville, Appendix C, on file with the town).

COST = The cost per capita for providing improvements to park and recreation facilities based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per capita is \$519.94.

TDR = For the purpose of this calculation, it is town council policy to charge only 20 percent of the maximum allowable park and recreation impact fee determined in the Impact Fee Study Update Report for Summerville.

- (c) *Determining park and recreation impact fees.* The amount of park and recreation impact fees attributable to a specific development shall be determined through the following process:
- (1) Verify the type and number of new residential dwelling units for which the building permit is being sought;
  - (2) Determine whether any of the proposed residential dwelling units qualify for a discount on park and recreation impact fees as "affordable housing" and, if so, the number and type of such units;
  - (3) Determine the applicable residential dwelling unit category set forth in Exhibit A, attached to Ord. No. 10-

0802 and kept on file with the town (as applicable); and

- (4) Multiply the discounted development impact fee rate for the residential dwelling unit category by the number of net new units within the development and the average persons per household estimate.

(d) *Independent park and recreation impact fee calculation.* In the event that a fee payor or town staff contend that the land use for which the building permit is being sought is not within those land uses identified in Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town) or if the fee payor contends that the Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town) calculations are not accurate for its intended use, then the town building official, or its designee, shall make a determination as to the most comparable land use category to assume for calculating park and recreation impact fees. If the fee payor disagrees with the determination of the town building official or if the town otherwise deems it appropriate, an independent impact fee calculation may be performed to quantify the fair share of system improvement costs attributable to the development. Preparation of an independent impact fee calculation will immediately halt the building permit application process until such time that the necessary calculation is deemed complete by the town building official. If an independent calculation is requested, it must accompany the building permit application and be prepared in accordance with the following provisions:

- (1) Independent calculations for the determination of park and recreation impact fees must be performed by a certified professional planner or other duly qualified and licensed professional approved by the town building official.
- (2) The independent calculation shall be subject to review and approval by the town building official, or its designee.
- (3) The town building official shall either approve or provide in writing the reasons for disapproval of the independent calculation study within 30 days of its submittal for review.
- (4) Prior to commencing the study, the developer's professional consultant and the town building official, or its designee, shall agree upon the relevant factors and values that will be utilized in the independent calculation of impact fees.
- (5) The maximum allowable park and recreation impact fee determined in the Impact Fee Study Update Report for Summerville shall be reduced by 80 percent for the purposes of completing an independent impact fee calculation, setting the fees at 20 percent of the maximum amount.
- (6) The independent impact fee calculation shall be based on the following formula:

$$\text{Impact fee} = (\text{NNDU}) \times (\text{P/HH}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNDU = The number of net new dwelling units generated by the proposed development.

P/HH = Average person per household estimate approved by the town building official.

COST = The cost per capita for providing improvements to park and recreation facilities based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per capita is \$519.94.



TDR = For the purpose of this calculation, it is town council policy to charge only 20 percent of the maximum allowable park and recreation impact fee determined in the Impact Fee Study Update Report for Summerville.

- (e) *Fire protection impact fee formula.* Fire protection impact fees collected within town limits shall be in accordance with one of the following formulas:

- (1) *Residential development:*

$$\text{Impact fee} = (\text{NNDU}) \times (\text{P/HH}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNDU = The number of net new dwelling units generated by the proposed development.

P/HH = Average person per household estimate published by the U.S. Census Bureau for various dwelling unit categories (see Impact Fee Study Update Report for Summerville, Appendix C, on file with the town).

COST = The cost per capita for providing fire protection services based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per capita is \$179.56.

TDR = For the purpose of this calculation, it is town council policy to charge only 70 percent of the maximum allowable fire protection impact fee determined in the Impact Fee Study Update Report for Summerville.

- (2) *Nonresidential development:*

$$\text{Impact fee} = (\text{NNSF}) \times (\text{ESR}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNSF = The amount of net new square footage generated by the proposed development.

ESR = Average employee space ratio developed using information published in the Institute of Transportation Engineers Trip Generation, Eighth Edition (see Impact Fee Study Update Report for Summerville, Appendix C, on file with the town).

COST = The cost per employee for providing fire protection services is based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per employee is \$466.59.

TDR = For the purpose of this calculation, it is town council policy to charge only 70 percent of the maximum allowable fire protection impact fee determined in the Impact Fee Study Update Report for Summerville.

- (f) *Determining fire protection impact fees.* The amount of fire protection impact fees attributable to a specific development shall be determined through the following process:

- (1) Verify the type and number of new residential dwelling units or the type and intensity of new

nonresidential square footage or other land use measuring criteria for which the building permit is being sought;

- (2) For residential development, determine whether any of the proposed residential dwelling units qualify for a discount on fire protection impact fees as "affordable housing" and, if so, the number and type of such units;
  - (3) Determine the applicable land use type and impact fee per unit set forth in Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town) (as applicable); and
  - (4) Multiply the discounted development impact fee rate for the specified land use category by the number of net new units or net new square footage within the development (as applicable) and the average persons per household or employee space ratio estimate (as applicable).
- (g) *Independent fire protection impact fee calculation.* In the event that a fee payor or town staff contend that the land use for which the building permit is being sought is not within those land uses identified in Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town) or if the fee payor contends that the Exhibit A (attached to Ord. No. 10-0802 and kept on file with the town) calculations are not accurate for its intended use, then the town building official, or its designee, shall make a determination as to the most comparable land use category to assume for calculating fire protection impact fees. If the fee payor disagrees with the determination of the town building official or if the town otherwise deems it appropriate, an independent impact fee calculation may be performed to quantify the fair share of system improvement costs attributable to the development. Preparation of an independent impact fee calculation will immediately halt the building permit application process until such time that the necessary calculation is deemed complete by the town building official. If an independent calculation is requested, it must accompany the building permit application and be prepared in accordance with the following provisions:
- (1) Independent calculations for the determination of fire protection impact fees must be performed by a certified professional planner or other duly qualified and licensed professional approved by the town building official.
  - (2) The independent calculation shall be subject to review and approval by the town building official, or its designee.
  - (3) The town building official shall either approve or provide in writing the reasons for disapproval of the independent calculation study within 30 days of its submittal for review.
  - (4) Prior to commencing the study, the developer's professional consultant and the town building official, or its designee, shall agree upon the relevant factors and values that will be utilized in the independent calculation of impact fees.
  - (5) The maximum allowable fire protection impact fee determined in the Impact Fee Study Update Report for Summerville shall be reduced by 30 percent for the purposes of completing an independent impact fee calculation, setting the fees at 70 percent of the maximum amount.
  - (6) The independent impact fee calculation shall be based on one of the following formulas:

a. *Residential development:*

$$\text{Impact fee} = (\text{NNDU}) \times (\text{P/HH}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNDU = The number of net new dwelling units generated by the proposed development.

P/HH = Average person per household estimate approved by the town building official.

COST = The cost per capita for providing fire protection services based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per capita is \$179.56.

TDR = For the purpose of this calculation, it is town council policy to charge only 70 percent of the maximum allowable fire protection impact fee determined in the Impact Fee Study Update Report for Summerville.

b. *Nonresidential development:*

$$\text{Impact fee} = (\text{NNSF}) \times (\text{ESR}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNSF = The amount of net new square footage generated by the proposed development.

ESR = Average employee space ratio approved by the town building official.

COST = The cost per employee for providing fire protection services based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per employee is \$466.59.

TDR = For the purpose of this calculation, it is town council policy to charge only 70 percent of the maximum allowable fire protection impact fee determined in the Impact Fee Study Update Report for Summerville.

(h) *Municipal facilities and services impact fee formula.* Municipal facilities and services impact fees collected within town limits shall be in accordance with one of the following formulas:

(1) *Residential development:*

$$\text{Impact fee} = (\text{NNDU}) \times (\text{P/HH}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNDU = The number of net new dwelling units generated by the proposed development.

P/HH = Average person per household estimate published by the U.S. Census Bureau for various dwelling unit categories (see Impact Fee Study Update Report for Summerville, Appendix C, on file with the town).

COST = The cost per capita for providing municipal facilities and services based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per capita is \$168.93.

TDR = For the purpose of this calculation, it is town council policy to charge only 100 percent of the maximum allowable municipal facilities and services impact fee determined in the Impact Fee Study Update Report for Summerville.

(2) *Nonresidential development:*

$$\text{Impact fee} = (\text{NNSF}) \times (\text{ESR}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNSF = The amount of net new square footage generated by the proposed development.

ESR = Average employee space ratio developed using information published in the Institute of Transportation Engineers Trip Generation, Eighth Edition (see Impact Fee Study Update Report for Summerville, Appendix C, on file with the town).

COST = The cost per employee for providing municipal facilities and services based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per employee is \$169.42.

TDR = For the purpose of this calculation, it is town council policy to charge only 100 percent of the maximum allowable municipal facilities and services impact fee determined in the Impact Fee Study Update Report for Summerville.

- (i) *Determining municipal facilities and services impact fees.* The amount of municipal facilities and services impact fees attributable to a specific development shall be determined through the following process:
- (1) Verify the type and number of new residential dwelling units or the type and intensity of new nonresidential square footage or other land use measuring criteria for which the building permit is being sought;
  - (2) For residential development, determine whether any of the proposed residential dwelling units qualify for a discount on fire protection impact fees as "affordable housing" and, if so, the number and type of such units;
  - (3) Determine the applicable land use type and impact fee per unit set forth in Exhibit A, attached to Ord. No. 10-0802 and kept on file with the town (as applicable); and
  - (4) Multiply the discounted development impact fee rate for the specified land use category by the number of net new units or net new square footage within the development (as applicable) and the average persons per household or employee space ratio estimate (as applicable).
- (j) *Independent municipal facilities and services impact fee calculation.* In the event that a fee payor or town staff contend that the land use for which the building permit is being sought is not within those land uses identified in Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town) or if the fee payor contends that the Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town) calculations are not accurate for its intended use, then the town building official, or its designee, shall make a determination as to the most comparable land use category to assume for calculating municipal facilities and services impact fees. If the fee payor disagrees with the determination of the town building official or if the town otherwise deems it appropriate, an independent impact fee calculation may be performed to quantify the fair share of

system improvement costs attributable to the development. Preparation of an independent impact fee calculation will immediately halt the building permit application process until such time that the necessary calculation is deemed complete by the town building official. If an independent calculation is requested, it must accompany the building permit application and be prepared in accordance with the following provisions:

- (1) Independent calculations for the determination of municipal facilities and services impact fees must be performed by a certified professional planner or other duly qualified and licensed professional approved by the town building official.
- (2) The independent calculation shall be subject to review and approval by the town building official, or its designee.
- (3) The town building official shall either approve or provide in writing the reasons for disapproval of the independent calculation study within 30 days of its submittal for review.
- (4) Prior to commencing the study, the developer's professional consultant and the town building official, or its designee, shall agree upon the relevant factors and values that will be utilized in the independent calculation of impact fees.
- (5) The maximum allowable municipal facilities and services impact fee determined in the Impact Fee Study Update Report for Summerville shall be reduced by zero percent for the purposes of completing an independent impact fee calculation, setting the fees at 100 percent of the maximum amount.
- (6) The independent impact fee calculation shall be based on one of the following formulas:

a. *Residential development:*

$$\text{Impact fee} = (\text{NNDU}) \times (\text{P/HH}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNDU = The number of net new dwelling units generated by the proposed development.

P/HH = Average person per household estimate approved by the town building official.

COST = The cost per capita for providing municipal facilities and services based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per capita is \$168.93.

TDR = For the purpose of this calculation, it is town council policy to charge only 100 percent of the maximum allowable municipal facilities and services impact fee determined in the Impact Fee Study Update Report for Summerville.

b. *Nonresidential development:*

$$\text{Impact fee} = (\text{NNSF}) \times (\text{ESR}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNSF = The amount of net new square footage generated by the proposed development.

ESR = Average employee space ratio approved by the town building official.

COST = The cost per employee for providing municipal facilities and services is based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per employee is \$169.42.

TDR = For the purpose of this calculation, it is town council policy to charge only 100 percent of the maximum allowable municipal facilities and services impact fee determined in the Impact Fee Study Update Report for Summerville.

- (k) *Transportation impact fee formula.* Transportation impact fees collected within town limits shall be in accordance with the following formula:

$$\text{Impact fee} = (\text{NNWT}) \times (\text{TED}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNWT = The number of net new weekday trips generated by the proposed development taking into account the rate of pass-by capture published in the most current edition of the Trip Generation Handbook published by the Institute of Transportation Engineers.

TED = A trip end discount of 50 percent applied to the number of net new weekday trips generated by the proposed development to account for two-way trips, and ensure that the land use which generates a departure trip is not charged for the return of that same trip.

COST = The cost per trip for providing improvements to the transportation system based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 1, 2010. The cost per trip is \$98.78.

TDR = For the purposes of this calculation, it is town council policy to charge only zero percent of the maximum allowable transportation impact fee determined in the Impact Fee Study Update Report for Summerville.

- (l) *Determining transportation impact fees.* The amount of transportation impact fees attributable to a specific development shall be determined through the following process:

- (1) Verify the type and number of new residential dwelling units or the type and intensity of new nonresidential square footage or other land use measuring criteria for which the building permit is being sought;
- (2) For residential development, determine whether any of the proposed residential dwelling units qualify for a discount on transportation impact fees as "affordable housing" and, if so, the number and type of such units;
- (3) Determine the applicable land use type and impact fee per unit set forth in Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town) (as applicable); and
- (4) Multiply the discounted impact fee rate for the specified land use by the number of units or square footage for the same land use within the development.

- (m) *Independent transportation impact fee calculation.* In the event that a fee payor or town staff contend that the land use for which the building permit is being sought is not within those land uses identified in Exhibit A,

(attached to Ord. No. 10-0802 and kept on file with the town) or if the fee payor contends that the Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town) calculations are not accurate for its intended use, then the town building official, or its designee, shall make a determination as to the most comparable land use category to assume for calculating transportation impact fees. If the fee payor disagrees with the determination of the town building official or if the town otherwise deems it appropriate, an independent impact fee calculation may be performed to quantify the fair share of transportation system improvement costs attributable to the development. Preparation of an independent impact fee calculation will immediately halt the building permit application process until such time that the necessary calculation is deemed complete by the town building official. If an independent calculation is requested, it must accompany the building permit application and be prepared in accordance with the following provisions:

- (1) Independent calculations for the determination of transportation impact fees must be performed by a duly qualified and licensed engineer in the State of South Carolina, based upon sound traffic engineering studies utilizing accepted engineering practices and planning principles.
- (2) The independent calculation shall be subject to review and approval by the town engineer, or its designee. In the case of large projects involving multiple uses and complex calculations, the town may seek additional assistance from qualified transportation consultants at the expense of the developer.
- (3) The town engineer shall either approve or provide in writing the reasons for disapproval of the independent calculation study within 30 days of its submittal for review.
- (4) Prior to commencing the study, the developer's professional consultant and the town engineer, or its designee, shall agree upon the relevant factors and values that will be utilized in the independent calculation of impact fees.
- (5) Process for the independent calculation study for determination of transportation impact fees:
  - a. Determine base trip generation for the proposed land use(s) utilizing the Institute of Transportation Engineers' Trip Generation Manual, Eighth Edition (or subsequent editions).
  - b. Base trip generation may be reduced by rate of pass-by capture using methodology in the most current Trip Generation Handbook published by the Institute of Transportation Engineers.
  - c. Base trip generation may be reduced by rate of internal capture when two or more land uses are proposed and at least one of those land uses is residential in nature and at least one of the other land uses is nonresidential in nature using methodology recommended in the most current Trip Generation Handbook published by the Institute of Transportation Engineers, subject to approval for use by the county engineer.
  - d. The maximum allowable transportation impact fee determined in the Impact Fee Study Update Report for Summerville shall be reduced by 100 percent for the purposes of completing an independent impact fee calculation, setting the fees at zero percent of the maximum amount.
  - e. The independent impact fee calculation shall be based on the following formula:

$$\text{Impact fee} = (\text{NNWT}) \times (\text{TED}) \times (\text{COST}) \times (\text{TDR})$$

Where:

NNWT = The number of net new weekday trips (NNWT) generated by the proposed development taking into account rate of internal capture and rate of pass-by capture, as appropriate and approved for use by the town engineer.

TED = A trip end discount (TED) of 50 percent applied to the number of net new weekday trips generated by the proposed development to account for two-way trips, and ensure that the land use which generates a departure trip is not charged for the return of that same trip.

COST = The cost per trip (COST) for providing improvements to the transportation system based on information presented in the Impact Fee Study Update Report for Summerville adopted by town council on October 13, 2010. The cost per trip is \$98.78.

TDR = For the purposes of this calculation, it is town council policy to only charge zero percent of the maximum allowable transportation impact fee determined in the Impact Fee Study Update Report for Summerville.

- (n) *Special cases.* The town building department shall take the following special cases into account when calculating development impact fees for a building permit application:
- (1) When an application for a building permit has been made that contains two or more land uses in any combination, including two or more land uses within a single building or structure, the total development impact fee assessment shall be the sum of the products, as calculated above, for each land use unless an independent impact fee calculation is performed, and approved for use by the town building official, or its designee, consistent with subsections (e), (g), (j), or (m) (as applicable) of this section.
  - (2) In the case of a change, redevelopment, or modification of a land use which requires a building permit, and which is not exempted from development impact fees under section 20-107 of this article, the impact fee calculation shall be based upon the net increase in new or proposed land use as compared to the existing or previous land use.
  - (3) In the case of a demolition or termination of an existing use or structure, development impact fees for future redevelopment shall be based upon the net increase in development impact fees for the new or proposed land use as compared to the existing actual active previous land use since its original occupancy. Credit for the prior use shall not be transferable to another location.
  - (4) In the case of relocating an existing land use, development impact fees shall be assessed to the relocated use at its new location. Future redevelopment of the old location from which the use was removed will receive a credit against development impact fees assessed equal to the impact fees that would have been assessed against the relocated use. Credits shall not be transferable to the new location.
  - (5) Before a building permit application may become eligible for the provisions set forth in subsections (n)(2) through (4) of this section, a developer shall provide reasonably sufficient evidence that a previous land use had been actively maintained on the site within 12 months of the date of application for a building permit. Such evidence may include proof of utility records, records for the use sought to be shown, or other documentation.
  - (6) Any claim of existing or previous use must be made no later than the time for application of a building permit. Any claim made after such time shall be deemed invalid.



(Ord. No. 10-0802, 10-13-2010)

Sec. 20-110. - Impact fee trust funds.

- (a) Development impact fees collected pursuant to this article shall be kept separate from other revenue of the town. There shall be one trust fund established for each development impact fee category depicted in Exhibit A, (attached to Ord. No. 10-0802 and kept on file with the town); park and recreation, fire protection, municipal facilities and services, and transportation. All development impact fees collected shall be properly identified by property address noted on the approved building permit and by the appropriate trust account.
- (b) Any funds on deposit not immediately necessary for expenditure shall be maintained in an interest-bearing account prior to expenditure on recommended projects. Interest earned on development impact fees in deposit must be considered revenue to the trust fund account for which income is earned and must be subject to all restrictions placed on the use of development impact fees pursuant to this article.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-111. - Limitation on expenditures of funds collected.

- (a) *Eligible system improvement costs.* Funds from development impact fee trust accounts shall be expended only for the public facilities and system improvements identified as eligible for impact fee funding in the Town of Summerville Capital Improvements Plan, incorporated herein by reference. No funds shall be used for administrative or operating costs associated with imposing any of the development impact fees. Eligible components of a public facility may include, but are not limited to the following:
  - (1) Design and construction plan preparation;
  - (2) Right-of-way acquisition;
  - (3) Construction of new through lanes and/or turn lanes;
  - (4) Construction of new bridges;
  - (5) Construction of new drainage facilities associated with roadway improvements;
  - (6) Purchase and installation of traffic signalization;
  - (7) Construction of new curbs, medians, and shoulders;
  - (8) Relocating utilities to accommodate new road construction; and
  - (9) Principle payments, interest and other finance charges on bonds or other indebtedness issued by or on behalf of the town for financing any or all public facilities.
- (b) *Rationale Nexus Test.* The town finance director, or its designee, shall make an annual report to the town council and publish this report for access by the general citizenry showing where development impact fees have been collected and what projects have been funded with these revenues. The council shall consider this report and whether the fees are being spent for the benefit of new development within town limits. If the council determines that this is not the case, then it shall adjust the Town of Summerville Capital Improvements Plan and other projected capital expenditures to correct the condition.
- (c) *Expenditure of funds.* Development impact fee funds shall be expended in the order in which they were collected. The disbursement of such funds shall require approval of the town council, upon recommendation of

the town administrator or its designee.

- (d) *Reimbursement.* Impact fee funds not obligated for expenditure within three years of the date that they are scheduled to be expended in the Town of Summerville Capital Improvements Plan shall be returned, with actual interest earned, to the record owner of the property for which the fees were collected, on a first-in, first-out basis.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-112. - Credits/reimbursements.

(a) *General provisions.*

- (1) A developer shall be entitled to a credit against development impact fees assessed pursuant to this article for town-approved monetary or in-kind contributions toward some or all of the public facilities included in the Town of Summerville Capital Improvements Plan that are eligible for impact fee funding.
- (2) Development impact fees shall not be imposed on a fee payor or developer who has entered into an agreement with the town for certain contribution, payment, construction, or dedication of land up to the cash value of the specific improvements identified within the agreement. Any difference between total development impact fees due for the development and the cash value of the executed agreement remain eligible for collection pursuant to the rules and requirements of this article.
- (3) A fee payor shall be reimbursed for contributions of land or facilities that exceed his proportionate share of the cost of public facilities when such excess contribution is made at the request of the town.

(b) *Application for credit agreement.*

- (1) The determination of the amount of any credit shall be undertaken through submission of an application for credit agreement, which shall be submitted through the town building department for review by the town building official, or its designee.
- (2) The application for credit agreement shall include the following information:
  - a. The following documentation must be provided if the proposed application involves a credit for any cash contribution:
    - 1. A certified copy of the development approval in which the contribution was agreed; and
    - 2. Proof of payment (if already made); or
    - 3. Proposed method of payment (if not already made).
  - b. The following documentation must be provided if the proposed application involves credit for dedication of land:
    - 1. A drawing and legal description of the land;
    - 2. The appraised fair market value of the land at the date a building permit application is sought for the traffic generating land use(s), prepared by a professional real estate appraiser who is a member of the member appraisal institute (MAL) or who is a member of senior residential appraisers (SRA), and if applicable; and
    - 3. A certified copy of the development permit in which the land was agreed to be dedicated (if applicable).

- c. The following documentation must be provided if the proposed application involves credit for construction:
  1. The proposed construction documents of the specific construction project prepared and certified by a duly qualified and licensed engineer in the State of South Carolina;
  2. The projected costs for the suggested improvements, which shall be based on local information for similar improvements, along with the construction schedule for the completion of said improvements. Such estimated cost shall include construction or reconstruction of the project, the cost of labor and materials, the cost of all lands, property, rights, easements, and franchises acquired, financing charges, interest prior to and during construction and for one year after completion of construction, costs of plans and specifications, surveys of estimates of costs and revenues, costs of professional services, and all of the expenses necessary or incidental to determining the feasibility or practicability of such construction or reconstruction.
- (3) Within 14 days of receipt of the proposed application for credit agreement, the town building official, or its designee, shall determine if the application is complete. If it is determined that the proposed agreement is not complete, the town building official shall send written notification to the applicant outlining the deficiencies. The town building official shall take no further action on the proposed application for credit agreement until all such deficiencies have been corrected or otherwise settled.
- (4) Once the town building official determines that the proposed application for credit agreement is complete, it shall be reviewed within 30 days by a committee of designated staff composed of the town administrator, town planner, zoning administrator, town building official, and town engineer (known as the credit review committee).
- (5) If the application for credit agreement is approved by the credit review committee, a credit agreement shall be prepared and signed by the applicant and the town administrator. It shall specifically outline the contribution, payment, construction, or land dedication, the time by which it shall be complete, dedicated, or paid, and any extensions thereof, and the dollar credit the applicant shall receive for the contribution, payment, or construction against development impact fees. The agreement may also include provisions for rescinding the credit and issuing stop work orders if the dedication and/or work and/or construction are not timely accomplished.
- (6) A fee payor affected by the decision of the credit review committee regarding credits may appeal such decision pursuant to subsection 20-114(1) of this article.

(Ord. No. 10-0802, 10-13-2010)

#### Sec. 20-113. - Penalties.

Town council shall have the following remedies, which may be exercised individually or collectively, for collecting development impact fees. The failure to pursue any remedy at any time shall not be deemed as a waiver of town rights to pursue any remedy at such other time as may be deemed appropriate:

- (1) *Interest and penalties.* The town may, at its discretion, add to the amount of calculated development impact fees due prior to award of a certificate of occupancy, reasonable interest and penalties for nonpayment or late payment of required funds. Penalties for unpaid development impact fees shall be administered consistent with section 1-8 in the Town of Summerville Code of Laws, which declares

violation as a misdemeanor and, upon conviction thereof, an offender shall be liable to a fine of not more than \$500.00, or imprisoned not to exceed 30 days, or both. Each day of violation shall be deemed a separate offense.

- (2) *Withholding certificate of occupancy.* The town may withhold a certificate of occupancy until full and complete payment has been made by the developer of development impact fees due for the development.
- (3) *Withholding utility service.* The town may withhold the provision of utility services to a development until the required development impact fees have been paid in full.
- (4) *Lien.* The town may impose a lien on the developer's property for failure of the developer to pay required development impact fees in full.
- (5) *Other.* The town may pursue the collection of the development impact fees, including interest, by way of civil process in the Court of Common Pleas for Dorchester County.

(Ord. No. 10-0802, 10-13-2010)

#### Sec. 20-114. - Appeal process.

A developer shall have the following rights for appeal of development impact fees imposed by the town on their development pursuant only to this article:

- (1) *Administrative appeal.*
  - a. A developer may file an administrative appeal with the town administrator regarding the payment of development impact fees, independent calculation of impact fees or credits or reimbursements by filing a written notice of appeal. Said notice shall be filed within 30 days of the decision sought to be appealed. The filing of an appeal will immediately halt the building permit application process, unless the developer posts a bond or submits an irrevocable letter of credit for the full amount of the development impact fees as calculated by the town to be due. All notices of appeal shall include a full explanation of the reasons for the appeal, specifying the grounds therefore, and containing any documentation that the developer desires to be considered. The appeal shall contain the name and address of the developer filing the appeal and shall state their capacity to act as a representative or agent if they are not the owner of the property to which impact fees or credits pertain.
  - b. Within 30 days following receipt of the written notice of appeal, the town administrator will review the appellant's written report, supporting documentation and departmental staff reports. The 30-day review period may be extended if additional information is needed from the appellant in order to render a decision. Upon completion of the administrative review, the town administrator will provide a written response to the appellant constituting a final administrative determination.
  - c. Any person desiring to appeal the final administrative determination of the town administrator regarding payment of development impact fees or credits shall file a written notice of appeal to the town council. Said notice of appeal to town council shall be filed with the clerk of town council within 15 days following receipt of the final administrative determination. Receipt shall be construed to have occurred when the final administrative decision is deposited in the United States Mail postage prepaid to the person whose name and address is identified in the original notice of appeal.

- d. The town clerk of council will schedule all impact fee appeals for the first town council meeting following receipt of the written notice of appeal to the town council. Postponements of the town council appeal date shall be granted by the town administrator if they are requested in writing at least ten days in advance of the scheduled town council meeting date.
  - e. When an appeal is scheduled for oral presentation before the town council, the appellant and town staff shall each be given ten minutes at the oral argument to present the appeal and to discuss the submitted written record.
- (2) *Payment under protest.* A fee payer may pay development impact fees under protest. Payment under protest does not preclude the developer from filing an administrative appeal, nor is the fee payer estopped from receiving a refund of an amount considered to have been collected illegally. A fee payor, at his option, may also post a bond or submit an irrevocable letter of credit for the amount of development impact fees due instead of making a cash payment under protest, pending the outcome of an appeal.
- (3) *Mediation.* Town council shall provide for mediation by a qualified independent party, upon voluntary agreement by both the developer and the town, to address a disagreement related to development impact fees calculated by the town. Neither a request for, nor participation in, mediation shall preclude a fee payor from pursuing other developer rights or remedies otherwise available by law.

(Ord. No. 10-0802, 10-13-2010)

#### Sec. 20-115. - Refunds.

- (a) *General provisions.* Funds not obligated for expenditure within three years of the date that they are scheduled to be expended in the Town of Summerville Capital Improvements Plan shall be refunded to the record owner of property for which the impact fees were paid, with actual interest earned, on a first-in, first-out basis. For the purpose of determining whether fees have been spent or encumbered, the first money placed in a trust fund account shall be deemed to be the first money taken out of that account when withdrawals have been made.
- (b) *Refund process.*
  - (1) The owner of property eligible for a refund of one or more development impact fee payments shall submit to the town building official a notarized sworn statement that the person is the current owner of the property for which a refund is due, a certified copy of the latest recorded deed, and a copy of the most recent ad valorem tax bill for the property.
  - (2) When a right to a refund exists, the town shall send a refund to the current owner of record within 90 days after it is determined by town council that a refund is due.
  - (3) All refunds shall include the pro rata portion of the interest earned while on deposit in the specific development impact fee trust account.
  - (4) A record owner of property for which one or more development impact fee refunds are due has standing to sue for such refund pursuant to Section 6-1-1020(D) of the Act, if there has not been a good-faith effort towards a timely payment of a refund pursuant to subsection (b)(2) of this section.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-116. - Review.

- (a) Town council shall be responsible for preparing and publishing an annual report describing the amount of development impact fees collected, appropriated, and spent during the preceding fiscal year.
- (b) Planning commission shall be responsible for a holistic review and update of the Impact Fee Study Update Report for Summerville, Town of Summerville Capital Improvements Plan, Housing Affordability Analysis in Support of an Impact Fee Study Update in Summerville and the Development Impact Fee Ordinance for the Town of Summerville in the same manner and on the same review cycle as the Town of Summerville Comprehensive Plan.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-117. - Termination of development impact fee.

Development impact fees for the Town of Summerville shall be terminated within 15 years after the effective date of the ordinance from which this article derives, or when sufficient fees have been collected to fund all of the projects eligible for development impact fee funding that are identified in the Town of Summerville Capital Improvements Plan, whichever shall first occur, unless:

- (1) Town council adopts a revised Impact Fee Study Update Report for Summerville or amends the Town of Summerville Capital Improvements Plan for a subsequent amount of time; or
- (2) Town council adopts an updated Development Impact Fee Ordinance for the Town of Summerville pursuant to the substantive and procedural requirements set forth in the South Carolina Development Impact Fee Act, as amended.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-118. - Liberal construction.

The provisions of this article shall be liberally construed to effectively carry out its purpose in the interest of further promoting and protecting public health, safety, welfare and convenience.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-119. - Severability.

- (a) If any section, subsection, sentence, clause, phrase or portion of this article is, for any reason, held invalid or unconstitutional by any court, such section, subsection, sentence, clause, phrase or portion of this article shall be deemed to be a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of this article, nor impair or nullify the remainder of these provisions which shall continue in full force and effect.
- (b) If the application of any provision of this article to any new development is declared to be invalid by a decision of any court, the intent of the town council is that such decision shall be limited only to the specific new development expressly involved in the controversy, action, or proceeding in which such decision of invalidity was rendered. Such decision shall not affect, impair, or nullify this article as a whole or the application of any provision of this article to any other new development.

(Ord. No. 10-0802, 10-13-2010)

Sec. 20-120. - Effective date.

This article shall become effective upon adoption by the Summerville Town Council.

(Ord. No. 10-0802, 10-13-2010)

Secs. 20-121—20-150. - Reserved.



Town of Summerville Impact Fee Study

# Appendix B – US Census Data & ITE Employee Space Ratios



# Town of Summerville Development Impact Fee Study

## ITE Employee Space Ratio Calculations

ITE Employee Space Ratio Calculations					
Land Use Category	ITE Code	Units	Reported Trips per Unit	Reported Trips per Employee	Employee Space Ratio
<b>Hotel/Motel</b>					
Hotel	310	room	8.17	14.34	0.57
Business Hotel	312	room	7.27	72.67	0.10
Motel	320	room	9.11	12.81	0.71
<b>Recreational</b>					
Golf Course	430	hole	35.74	20.52	1.74
Multiplex Movie Theater	445	1,000 s.f.	4.91	4.45	1.10
<b>Institutional</b>					
Elementary School	520	1,000 s.f.	15.43	15.71	0.98
Middle/Junior High School	522	1,000 s.f.	13.78	16.39	0.84
High School	530	1,000 s.f.	12.89	19.74	0.65
Junior/Community College	540	1,000 s.f.	27.49	15.55	1.77
University/College	550	student	1.71	8.96	0.19
Daycare	565	1,000 s.f.	74.06	26.73	2.77
Library	590	1,000 s.f.	56.24	52.52	1.07
<b>Medical</b>					
Hospital	610	bed	12.94	4.50	2.88
Nursing Home	620	bed	2.74	3.26	0.84
Clinic	630	1,000 s.f.	31.45	8.01	3.93
Medical/Dental Office	720	1,000 s.f.	36.13	8.91	4.05
<b>General Office (per 1,000 s.f.)</b>			11.03	3.32	
< 50,000 s.f.	710	1,000 s.f.	18.32	4.43	4.14
50,001 - 100,000 s.f.	710	1,000 s.f.	14.07	3.78	3.72
100,001 - 150,000 s.f.	710	1,000 s.f.	12.44	3.51	3.55
150,001 - 200,000 s.f.	710	1,000 s.f.	11.48	3.34	3.44
> 200,000 s.f.	710	1,000 s.f.	10.09	3.09	3.26
<b>Office Park</b>					
< 50,000 s.f.	750	1,000 s.f.	11.42	3.08	3.70
50,001 - 100,000 s.f.	750	1,000 s.f.	15.88	3.20	4.96
100,001 - 150,000 s.f.	750	1,000 s.f.	13.70	3.28	4.18
150,001 - 200,000 s.f.	750	1,000 s.f.	12.76	3.34	3.82
200,001 - 250,000 s.f.	750	1,000 s.f.	12.24	3.38	3.62
250,001 - 300,000 s.f.	750	1,000 s.f.	11.91	3.42	3.48
300,001 - 350,000 s.f.	750	1,000 s.f.	11.68	3.46	3.38
350,001 - 400,000 s.f.	750	1,000 s.f.	11.51	3.49	3.30
> 400,000 s.f.	750	1,000 s.f.	11.24	3.55	3.17

**Town of Summerville**  
**Development Impact Fee Study**  
**ITE Employee Space Ratio Calculations (cont.)**

<b>Business Park</b>					
< 50,000 s.f.	770	1,000 s.f.	12.44	61.25	0.20
50,001 - 100,000 s.f.	770	1,000 s.f.	20.16	8.27	2.44
100,001 - 150,000 s.f.	770	1,000 s.f.	16.34	5.85	2.79
150,001 - 200,000 s.f.	770	1,000 s.f.	14.71	4.99	2.95
200,001 - 250,000 s.f.	770	1,000 s.f.	13.80	4.55	3.03
250,001 - 300,000 s.f.	770	1,000 s.f.	13.22	4.28	3.09
300,001 - 350,000 s.f.	770	1,000 s.f.	12.82	4.11	3.12
350,001 - 400,000 s.f.	770	1,000 s.f.	12.53	3.98	3.15
> 400,000 s.f.	770	1,000 s.f.	12.05	3.77	3.20
<b>General Retail (per 1,000 s.f.)</b>					
< 50,000 s.f.	820	1,000 s.f.	110.32	- A	2.86 <sup>B</sup>
50,000 - 100,000 s.f.	820	1,000 s.f.	75.12	- A	2.5 <sup>B</sup>
100,001 - 150,000 s.f.	820	1,000 s.f.	62.82	- A	2.22 <sup>B</sup>
150,001 - 200,000 s.f.	820	1,000 s.f.	55.83	- A	2.22 <sup>B</sup>
200,001 - 300,000 s.f.	820	1,000 s.f.	49.28	- A	2.22 <sup>B</sup>
300,001 - 400,000 s.f.	820	1,000 s.f.	43.81	- A	2.22 <sup>B</sup>
400,001 - 500,000 s.f.	820	1,000 s.f.	40.12	- A	2.22 <sup>B</sup>
> 500,000 s.f.	820	1,000 s.f.	32.80	- A	2.22 <sup>B</sup>
<b>Specific Retail Categories</b>					
Building Materials/Lumber Store	812	1,000 s.f.	45.16	32.12	1.41
Free Standing Discount Store	815	1,000 s.f.	57.24	28.84	1.98
Nursery/Garden Center	817	1,000 s.f.	68.10	21.83	3.12
New Car Sales Center	841	1,000 s.f.	32.30	21.14	1.53
Tire Store	848	1,000 s.f.	24.87	5.03	4.94
Supermarket	850	1,000 s.f.	102.24	92.74 <sup>A,C</sup>	1.10
Furniture Store	890	1,000 s.f.	5.06	12.19	0.42
<b>Industrial</b>					
General Light Industrial	110	1,000 s.f.	6.97	3.02	2.31
General Heavy Industrial	120	1,000 s.f.	1.50	0.82	1.83
Industrial Park	130	1,000 s.f.	6.83	3.34	2.04
Warehousing	150	1,000 s.f.	3.56	3.89	0.92
Mini-Warehouse	151	1,000 s.f.	2.50	61.9- <sup>A</sup>	0.04
<b>Services</b>					
Drive-In Bank	912	1,000 s.f.	148.15	30.94	4.79
High-Turnover Sit Down Restaurant	932	1,000 s.f.	127.15	- A	5.64 <sup>B</sup>
Fast Food w/ Drive-Thru Window	934	1,000 s.f.	496.12	- A	5.00 <sup>B</sup>

Notes:

A = Trip generation rates are not reported by employee in ITE's Trip Generation Manual for this land use category.

B = An employee space ratio could not be calculated using rates published in ITE's Trip Generation Manual. Specifically, information was not reported by land use category for this land use category.

C = An employee space ratio was calculated using information for both Supermarket (ITE 850) and Discount Supermarket (ITE 854). Specifically, the ratio of daily trips per 1,000 s.f. between the two land use categories (i.e.,  $96.82 / 102.24$ ) was applied to the trip rate published per employee for Discount Supermarket (ITE 854) to approximate trips per employee for Supermarket (ITE 850).

## ITE Land Uses, General Descriptions

*All descriptions from ITE Trip Generation, 9<sup>th</sup> Edition*

### **Residential Uses**

**Single Family Detached (ITE Code 210):** Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

**Apartment (ITE Code 220):** Apartments are rental dwelling units located within the same building with at least three other dwelling units, for example, quadrplexes and all types of apartment buildings. The studies included in this land use did not identify whether the apartments were low-rise, mid-rise, or high-rise.

**Condominium/Townhome (ITE Code 230):** Residential condominiums/townhouses are defined as ownership units that have at least one other owned unit within the same building structure. **Both condominiums and townhouses are included in this land use.** The studies in this land use did not identify whether the condominiums/townhouses were low-rise or high-rise.

**Mobile Home (ITE Code 240):** Mobile home parks generally consist of manufactured homes that are sited and installed on permanent foundations and typically have community facilities such as recreation rooms, swimming pools and laundry facilities. Many mobile home parks restrict occupancy to adults.

### **Hotel / Motel Uses**

**Hotel (ITE Code 310):** Hotels are places of lodging that provide sleeping accommodations and supporting facilities such as restaurants, cocktail lounges, meeting and banquet rooms or convention facilities, limited recreational facilities (pool, fitness room), and/or other retail and service shops. Some of the sites included in this land use category are actually large motels providing the hotel facilities noted above.

**Business Hotel (ITE Code 312):** Business hotels are places of lodging aimed toward the business traveler. These hotels provide sleeping accommodations and other limited facilities, such as a breakfast buffet bar and afternoon beverage bar (no lunch or dinner is served and no meeting facilities are provided). Each unit is a large single room. Business hotels provide very few or none of the supporting facilities provided at hotels or suite hotels and are usually smaller in size. All locations nationwide are in suburban areas.

**Motel (ITE Code 320):** Motels are places of lodging that provide sleeping accommodations and often a restaurant. Motels generally offer free on-site parking and provide little or no meeting space and a few (if any) supporting facilities. Exterior corridors accessing rooms—immediately adjacent to a parking lot—commonly characterize motels.

### **Recreational Uses**

**Golf Course (ITE Code 430):** Golf courses include 9-, 18-, 27-, and 36-hole municipal courses. Some sites may also have driving ranges and clubhouses with a pro shop, restaurant, lounge, and banquet facilities.

**Movie Theater with Matinee (ITE Code 444):** Traditional movie theaters consist of audience seating, less than 10 screens, a lobby and a refreshment stand. The sites show movies on weekday afternoons and evenings as well as on weekends.

### **Institutional Uses**

**Elementary School (ITE Code 520):** Elementary schools typically serve students attending kindergarten through the fifth or sixth grade. Elementary Schools are usually centrally located in residential communities in order to facilitate student access and have no student drivers. This land use consists of schools where bus service is usually provided to students living beyond a specified distance from the school. Both public and private elementary schools are included in this land use.

**Middle/Junior High School (ITE Code 522):** Middle or junior high schools serve students who have completed elementary school and have not yet entered high school. Both public and private middle schools/junior high schools are included in this land use.

**High School (ITE Code 530):** High schools serve students who have completed middle or junior high school. Both public and private high schools are included in this land use.

**Junior/ Community College (ITE Code 540):** This land use includes two-year junior, community, or technical colleges.

**University/College (ITE Code 550):** This land use includes four-year universities or colleges that may or may not offer graduate programs.

**Church (ITE Code 560):** A church is a building in which public worship services are held. A church houses an assembly hall or sanctuary; it may also house meeting rooms, classrooms, and occasionally, dining, catering, or party facilities.

**Day Care Center (ITE Code 565):** A day care center is a facility where care for pre-school age children is provided, normally during the daytime hours. Day care facilities generally include classrooms, offices, eating areas and playgrounds. Some centers also provide after-school care for school-age children.

**Library (ITE Code 590):** A library can be either a public or private facility that consists of shelved books; reading rooms or areas; and, sometimes, meeting rooms.

### **Medical Uses**

**Hospital (ITE Code 610):** A hospital is any institution where medical or surgical care and overnight accommodations are provided to non-ambulatory and ambulatory patients. However, the term "hospital" does not refer to medical clinics (facilities that provide diagnoses and outpatient care only) or nursing homes (facilities devoted to the care of persons unable to care for themselves), which are covered elsewhere in this report.

**Nursing Home (ITE Code 620):** A nursing home is any facility whose primary function is to provide care for persons who are unable to care for themselves. Examples of such facilities include rest homes and chronic care and

convalescent homes. Skilled nurses and nursing aides are present 24 hours a day at these sites. Nursing homes are occupied by residents who do little or no driving; traffic is primarily generated by employees, visitors, and deliveries.

**Clinic (ITE Code 630):** A clinic is any facility that provides limited diagnostic and outpatient care but is unable to provide prolonged in-house medical and surgical care. Clinics commonly have lab facilities, supporting pharmacies and a wide range of services (compared to the medical office, which may only have specialized or individual physicians).

**Medical/ Dentist Office (ITE Code 720):** A medical-dental office building is a facility that provides diagnoses and outpatient care on a routine basis but is unable to provide prolonged in-house medical and surgical care. One or more private physicians or dentists generally operate this type of facility.

### **General Office Uses**

**General Office (ITE Code 710):** A general office building houses multiple tenants; it is a location where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants including professional services, insurance companies, investment brokers and tenant services, such as a bank or savings and loan institution, a restaurant or cafeteria and service retail facilities.

### **Office Park Uses**

**Office Park (ITE Code 750):** Office parks are usually suburban subdivisions or planned unit developments containing general office buildings and support services, such as banks, restaurants and service stations, arranged in a park- or campus-like atmosphere.

### **Business Park Uses**

**Business Park (ITE Code 770):** Business parks consist of a group of flex-type or incubator one- or two-story buildings served by a common roadway system. The tenant space is flexible and lends itself to a variety of uses; the rear side of the building is usually served by a garage door. Tenants may be start-up companies or small mature companies that require a variety of space. The space may include offices, retail and wholesale stores, restaurants, recreational areas and warehousing, manufacturing, light industrial, or scientific research functions. The average mix is 20 to 30 percent office/commercial and 70 to 80 percent industrial/warehousing.

### **General Retail Uses**

**General Retail (ITE Code 820):** A shopping center is an integrated group of commercial establishments that is planned, developed, owned and managed as a unit. A shopping center's composition is related to its market area in terms of size, location and type of store. A shopping center also provides on-site parking facilities sufficient to serve its own parking demands.

### **Specific Retail Uses**

**Supermarket (ITE Code 850):** Supermarkets are free-standing retail stores selling a complete assortment of food, food preparation and wrapping materials, and household cleaning items. Supermarkets may also contain the following products and services: ATMs, automobile supplies, bakeries, books and magazines, dry cleaning, floral

arrangements, greeting cards, limited-service banks, photo centers, pharmacies and video rental areas. Some facilities may be open 24 hours a day.

**Building Materials/ Lumber Store (ITE Code 812):** A building materials and lumber store is a free-standing building that sells hardware, building materials and lumber. The lumber may be stored in the main building, yard, or storage shed. The buildings contained in this land use have less than 30,000 square feet gross floor area.

**Free Standing Discount Store (ITE Code 815):** The discount stores in this category are similar to the free-standing discount superstores described in Land Use 813 with the exception that they do not contain a full-service grocery department. They are also similar to the department stores described in Land Use 875 with the exception that they generally offer centralized cashiering and sell products that are advertised at discount prices. These stores offer a variety of customer services and typically maintain long store hours 7 days a week. The stores included in this land use are often the only ones on the site, but they can also be found in mutual operation with a related or unrelated garden center and/or service station. Free-standing discount stores are also sometimes found as separate parcels within a retail complex, with or without their own dedicated parking.

**Nursery/Garden Center (ITE Code 817):** A nursery or garden center is a free-standing building with an outside storage area for planting or landscape stock. The nurseries surveyed primarily serve the general public. Some have large greenhouses and offer landscaping services. Most have office, storage, and shipping facilities. Nurseries are characterized by seasonal variations in trip characteristics.

**Automobile Sales (ITE Code 841):** Automobile sales dealerships are typically located along major arterial streets characterized by abundant commercial development. Automobile services, parts sales and substantial used car sales may also be available. Some dealerships also include leasing options, truck sales and servicing.

**Tire Store (ITE Code 848):** A tire store's primary business is the sale and marketing of tires for automotive vehicles. Services offered by these stores usually include tire installation and repair, as well as other automotive maintenance or repair services and customer assistance. These stores generally do not contain large storage or warehouse areas.

**Furniture Store (ITE Code 890):** A furniture store is a full-service retail facility that specializes in the sale of furniture and often carpeting. Furniture stores are generally large and may include storage areas. The sites surveyed included both traditional retail furniture stores and warehouse stores with showrooms. Although some home accessories may be sold, furniture stores primarily focus on the sale of pre-assembled furniture. A majority of items sold at these facilities must be ordered for delivery.

### **Industrial Uses**

**General Light Industrial (ITE Code 110):** Light industrial facilities are free-standing facilities devoted to a single use. The facilities have an emphasis on activities other than manufacturing and typically have minimal office space. Typical light industrial activities include printing, material testing and assembly of data processing equipment.

**General Heavy Industrial (ITE Code 120):** Heavy industrial facilities have a high number of employees per industrial plant and are generally limited to the manufacturing of large items.

**Industrial Park (ITE Code 130):** Industrial parks contain a number of industrial or related facilities. They are characterized by a mix of manufacturing, service and warehouse facilities with a wide variation in the proportion of each type of use from one location to another. Many industrial parks contain highly diversified facilities—some with a large number of small businesses and others with one or two dominant industries.

**Warehousing (ITE Code 150):** Warehouses are primarily devoted to the storage of materials, but they may also include office and maintenance areas.

**Mini Warehouse (ITE Code 151):** Mini-warehouses are buildings in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

### **Service Uses**

**Drive-In Bank (ITE Code 912):** Drive-in banks provide banking facilities for motorists who conduct financial transactions from their vehicles; many also serve patrons who walk into the building. The drive-in lanes may or may not provide automatic teller machines (ATMs).

**High-Turnover Sit Down Restaurant (ITE Code 932):** This land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours per day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks.

**Fast Food with Drive Through (ITE Code 934):** This category includes fast-food restaurants with drive-through windows. This type of restaurant is characterized by a large drive-through clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours per day) and high turnover rates for eat-in customers. These limited-service eating establishments do not provide table service. Non-drive-through patrons generally order at a cash register and pay before they eat.








## QuickFacts

### Summerville town, South Carolina


QuickFacts provides statistics for all states and counties, and for cities and towns with a *population of 5,000 or more*.


## Table

All Topics	Summerville town, South Carolina
Population Estimates, July 1 2021, (V2021)	NA
 PEOPLE	
Population	
Population Estimates, July 1 2021, (V2021)	NA
Population estimates base, April 1, 2020, (V2021)	NA
Population, percent change - April 1, 2020 (estimates base) to July 1, 2021, (V2021)	NA
Population, Census, April 1, 2020	50,915
Population, Census, April 1, 2010	43,392
Age and Sex	
Persons under 5 years, percent	7.3%
Persons under 18 years, percent	25.2%
Persons 65 years and over, percent	13.1%
Female persons, percent	51.6%
Race and Hispanic Origin	
White alone, percent	71.2%
Black or African American alone, percent (a)	21.4%
American Indian and Alaska Native alone, percent (a)	0.5%
Asian alone, percent (a)	1.9%
Native Hawaiian and Other Pacific Islander alone, percent (a)	0.0%
Two or More Races, percent	3.1%
Hispanic or Latino, percent (b)	5.0%
White alone, not Hispanic or Latino, percent	68.2%
Population Characteristics	
Veterans, 2015-2019	5,460
Foreign born persons, percent, 2015-2019	4.6%
Housing	
Housing units, July 1, 2019, (V2019)	X
Owner-occupied housing unit rate, 2015-2019	63.6%
Median value of owner-occupied housing units, 2015-2019	\$207,800
Median selected monthly owner costs -with a mortgage, 2015-2019	\$1,455
Median selected monthly owner costs -without a mortgage, 2015-2019	\$484
Median gross rent, 2015-2019	\$1,108
Building permits, 2020	X
Families & Living Arrangements	
Households, 2015-2019	19,374
Persons per household, 2015-2019	2.72
Living in same house 1 year ago, percent of persons age 1 year+, 2015-2019	83.3%
Language other than English spoken at home, percent of persons age 5 years+, 2015-2019	6.2%
Computer and Internet Use	
Households with a computer, percent, 2015-2019	94.3%
Households with a broadband Internet subscription, percent, 2015-2019	85.1%
Education	
High school graduate or higher, percent of persons age 25 years+, 2015-2019	91.7%
Bachelor's degree or higher, percent of persons age 25 years+, 2015-2019	29.7%
Health	
With a disability, under age 65 years, percent, 2015-2019	8.7%
Persons without health insurance, under age 65 years, percent	10.4%
Economy	
In civilian labor force, total, percent of population age 16 years+, 2015-2019	66.1%

In civilian labor force, female, percent of population age 16 years+, 2015-2019	60.8%
Total accommodation and food services sales, 2012 (\$1,000) (c)	134,769
Total health care and social assistance receipts/revenue, 2012 (\$1,000) (c)	219,284
Total manufacturers shipments, 2012 (\$1,000) (c)	374,785
Total retail sales, 2012 (\$1,000) (c)	909,635
Total retail sales per capita, 2012 (c)	\$20,341
<b>Transportation</b>	
Mean travel time to work (minutes), workers age 16 years+, 2015-2019	29.6
<b>Income &amp; Poverty</b>	
Median household income (in 2019 dollars), 2015-2019	\$59,180
Per capita income in past 12 months (in 2019 dollars), 2015-2019	\$31,204
Persons in poverty, percent	 11.7%
 <b>BUSINESSES</b>	
<b>Businesses</b>	
Total employer establishments, 2019	X
Total employment, 2019	X
Total annual payroll, 2019 (\$1,000)	X
Total employment, percent change, 2018-2019	X
Total nonemployer establishments, 2018	X
All firms, 2012	4,202
Men-owned firms, 2012	2,288
Women-owned firms, 2012	1,456
Minority-owned firms, 2012	785
Nonminority-owned firms, 2012	3,199
Veteran-owned firms, 2012	577
Nonveteran-owned firms, 2012	3,272
 <b>GEOGRAPHY</b>	
<b>Geography</b>	
Population per square mile, 2010	2,404.7
Land area in square miles, 2010	18.04
FIPS Code	4570270

Value Notes

 Estimates are not comparable to other geographic levels due to methodology differences that may exist between different data sources.

Some estimates presented here come from sample data, and thus have sampling errors that may render some apparent differences between geographies statistically indistinguishable. Click the Quick Info  icon to the row in TABLE view to learn about sampling error.

The vintage year (e.g., V2021) refers to the final year of the series (2020 thru 2021). Different vintage years of estimates are not comparable.

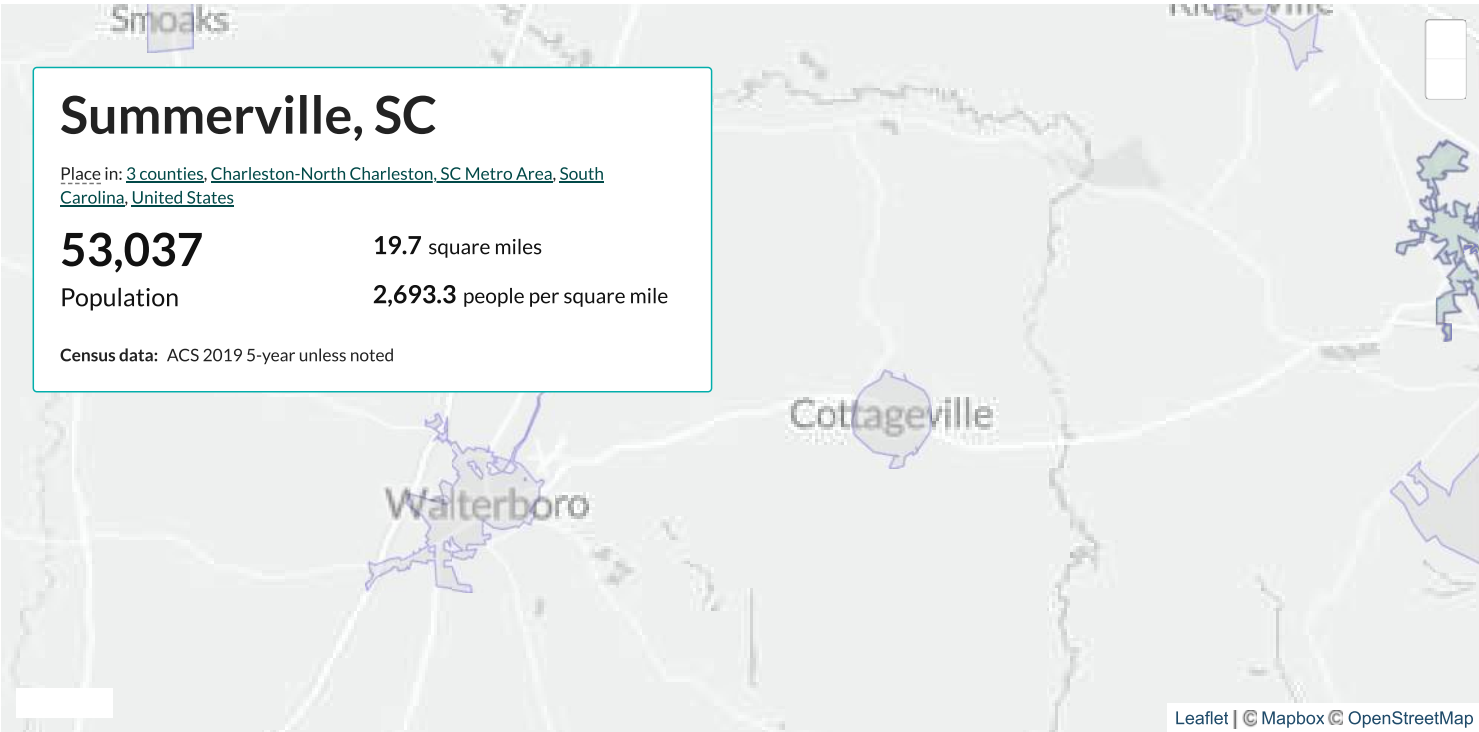
Fact Notes

- (a) Includes persons reporting only one race
- (c) Economic Census - Puerto Rico data are not comparable to U.S. Economic Census data
- (b) Hispanics may be of any race, so also are included in applicable race categories

Value Flags

- Either no or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest or upper interquartile range of an open ended distribution.
- F Fewer than 25 firms
- D Suppressed to avoid disclosure of confidential information
- N Data for this geographic area cannot be displayed because the number of sample cases is too small.
- FN Footnote on this item in place of data
- X Not applicable
- S Suppressed; does not meet publication standards
- NA Not available
- Z Value greater than zero but less than half unit of measure shown

QuickFacts data are derived from: Population Estimates, American Community Survey, Census of Population and Housing, Current Population Survey, Small Area Health Insurance Estimates, Small Area Income and Poverty Estimates, State and County Housing Unit Estimates, County Business Patterns, Nonemployer Statistics, Economic Census, Survey of Business Owners, Building Permits.



Find data for this place

Search by table or column name...

Hover for [margins of error](#) and contextual data.

Demographics

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Age

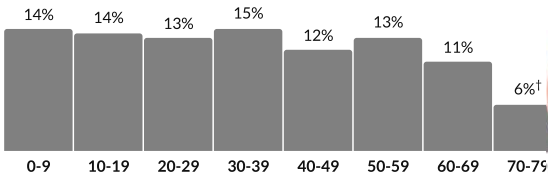
**35.6**

Median age

a little less than the figure in the Charleston-North Charleston, SC Metro Area: 37.2

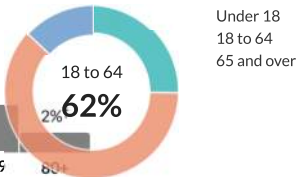
about 90 percent of the figure in South Carolina: 39.4

Population by age range



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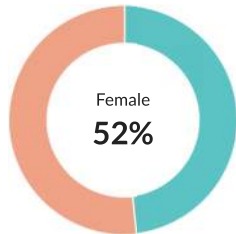
Population by age category



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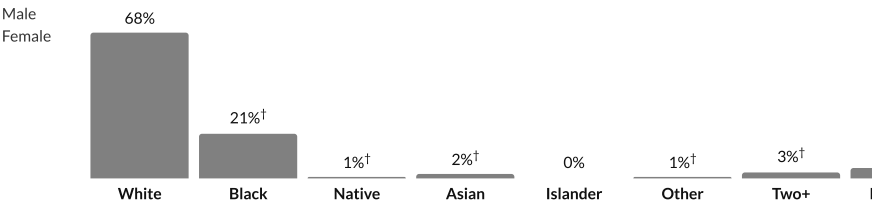
† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Sex



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Race & Ethnicity



\* Hispanic includes respondents of any race. Other categories are non-Hispanic.

Show data / Embed

Economics

Income

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

\$31,204

Per capita income

about 90 percent of the amount in the Charleston-North Charleston, SC Metro Area: \$35,011

a little higher than the amount in South Carolina: \$29,426

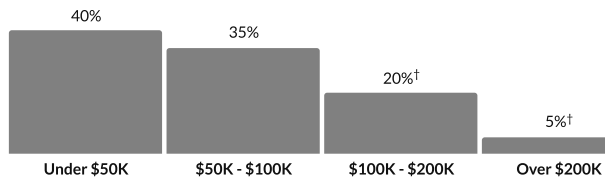
\$59,180

Median household income

about 90 percent of the amount in the Charleston-North Charleston, SC Metro Area: \$63,649

about 10 percent higher than the amount in South Carolina: \$53,199

Household income



Show data / Embed

Poverty

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

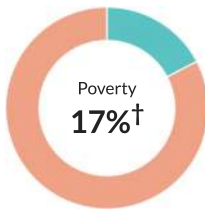
11.7%

Persons below poverty line

about 90 percent of the rate in the Charleston-North Charleston, SC Metro Area: 12.9%

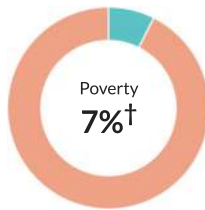
about three-quarters of the rate in South Carolina: 15.2%

Children (Under 18)



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Seniors (65 and over)



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Transportation to work

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

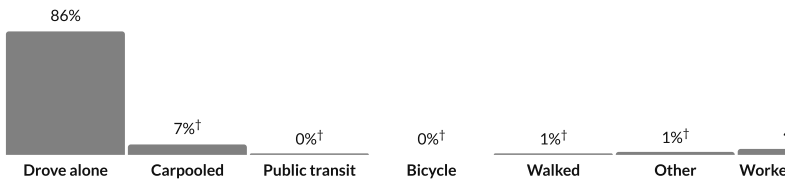
29.7 minutes

Mean travel time to work

about 10 percent higher than the figure in the Charleston-North Charleston, SC Metro Area: 26.5

about 20 percent higher than the figure in South Carolina: 25

Means of transportation to work



\* Universe: Workers 16 years and over

Show data / Embed

Families

Households

19,374

Number of households

the Charleston-North Charleston, SC Metro Area: 291,427

South Carolina: 1,921,862

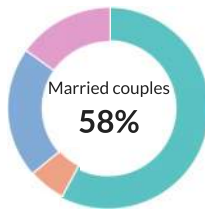
2.7

Persons per household

a little higher than the figure in the Charleston-North Charleston, SC Metro Area: 2.6

about 10 percent higher than the figure in South Carolina: 2.5

Population by household type

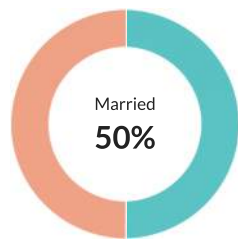


Married couples  
Male householder  
Female householder  
Non-family

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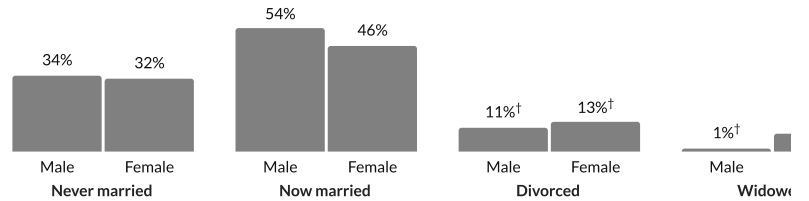
Marital status

† Margin of error is at least 10 percent of the total value. Take care with this statistic.



\* Universe: Population 15 years and over  
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#### Marital status, by sex



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#### Fertility

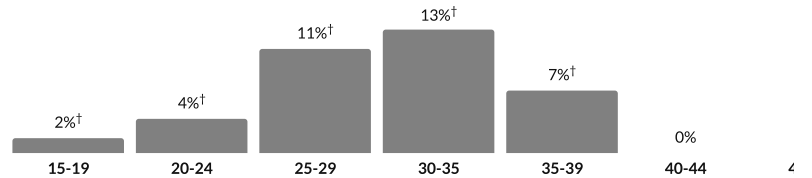
**5.6%**

Women 15-50 who gave birth during past year

a little less than the rate in the Charleston-North Charleston, SC Metro Area: 6%

about the same as the rate in South Carolina: 5.5%

#### Women who gave birth during past year, by age group



\* Universe: Women 15 to 50 years

Show data / Embed

#### Housing

#### Units & Occupancy

**21,058**

Number of housing units

the Charleston-North Charleston, SC Metro Area: 332,612

South Carolina: 2,286,826

#### Occupied vs. Vacant



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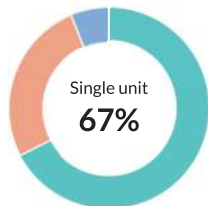
#### Ownership of occupied units



Owner occupied  
Renter occupied

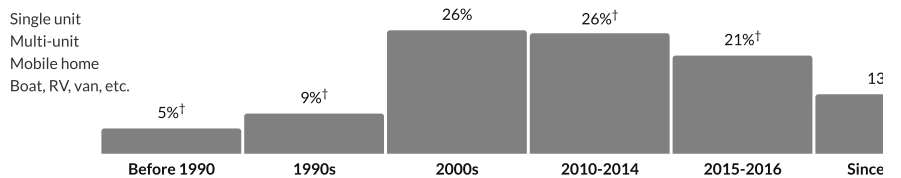
Show data / Embed

#### Types of structure



Show data / Embed

#### Year moved in, by percentage of population



Show data / Embed

#### Value

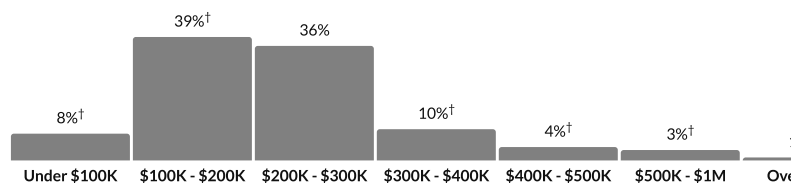
**\$207,800**

Median value of owner-occupied housing units

about 90 percent of the amount in the Charleston-North Charleston, SC Metro Area: \$236,700

about 1.3 times the amount in South Carolina: \$162,300

#### Value of owner-occupied housing units



Show data / Embed

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Geographical mobility

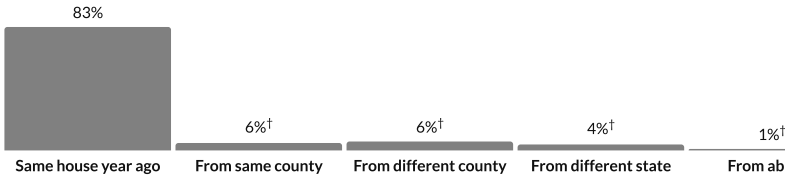
16.7%

Moved since previous year

a little higher than the rate in the Charleston-North Charleston, SC Metro Area: 15.7%

about 20 percent higher than the rate in South Carolina: 14.3%

Population migration since previous year



Show data / Embed

Social

† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Educational attainment

91.7%

High school grad or higher

about the same as the rate in the Charleston-North Charleston, SC Metro Area: 90.7%

a little higher than the rate in South Carolina: 87.5%

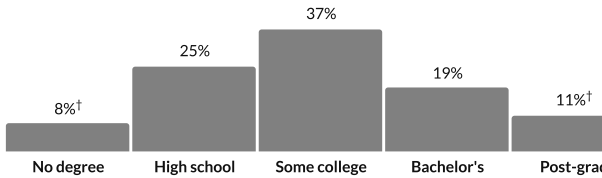
29.7%

Bachelor's degree or higher

about 80 percent of the rate in the Charleston-North Charleston, SC Metro Area: 35.6%

a little higher than the rate in South Carolina: 28.1%

Population by highest level of education



\* Universe: Population 25 years and over

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Language

N/A

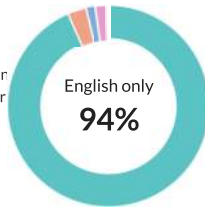
Persons with language other than English spoken at home

Language at home, children 5-17



Show data / Embed

Language at home, adults 18+



Show data / Embed

Place of birth

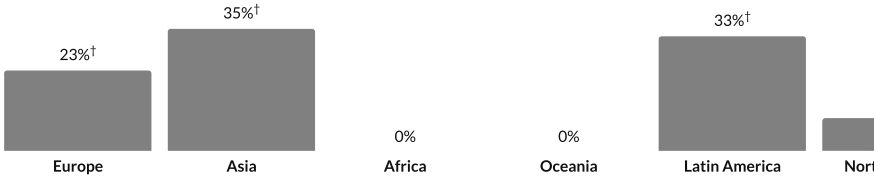
4.6%

Foreign-born population

about 90 percent of the rate in the Charleston-North Charleston, SC Metro Area: 5.4%

about 90 percent of the rate in South Carolina: 5%

Place of birth for foreign-born population



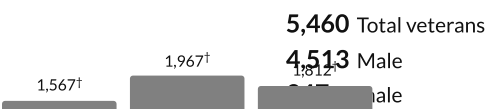
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† Margin of error is at least 10 percent of the total value. Take care with this statistic.

Veteran status

13.9%

Veterans by wartime service

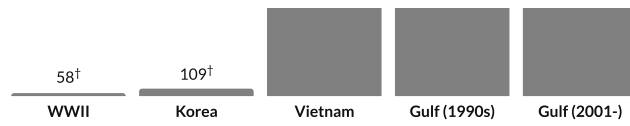


† Margin of error is at least 10 percent of the total value. Take care with this statistic.

## Population with veteran status

about 25 percent higher than the rate in the Charleston-North Charleston, SC Metro Area: 11.3%

about 1.5 times the rate in South Carolina: 9.4%



\* Civilian veterans who served during wartime only

[Show data](#) / [Embed](#)

Hover for margins of error and contextual data.

**Citation:** U.S. Census Bureau (2019). *American Community Survey 5-year estimates*. Retrieved from *Census Reporter Profile page for Summerville, SC*  
<<http://censusreporter.org/profiles/16000US4570270-summerville-sc/>>

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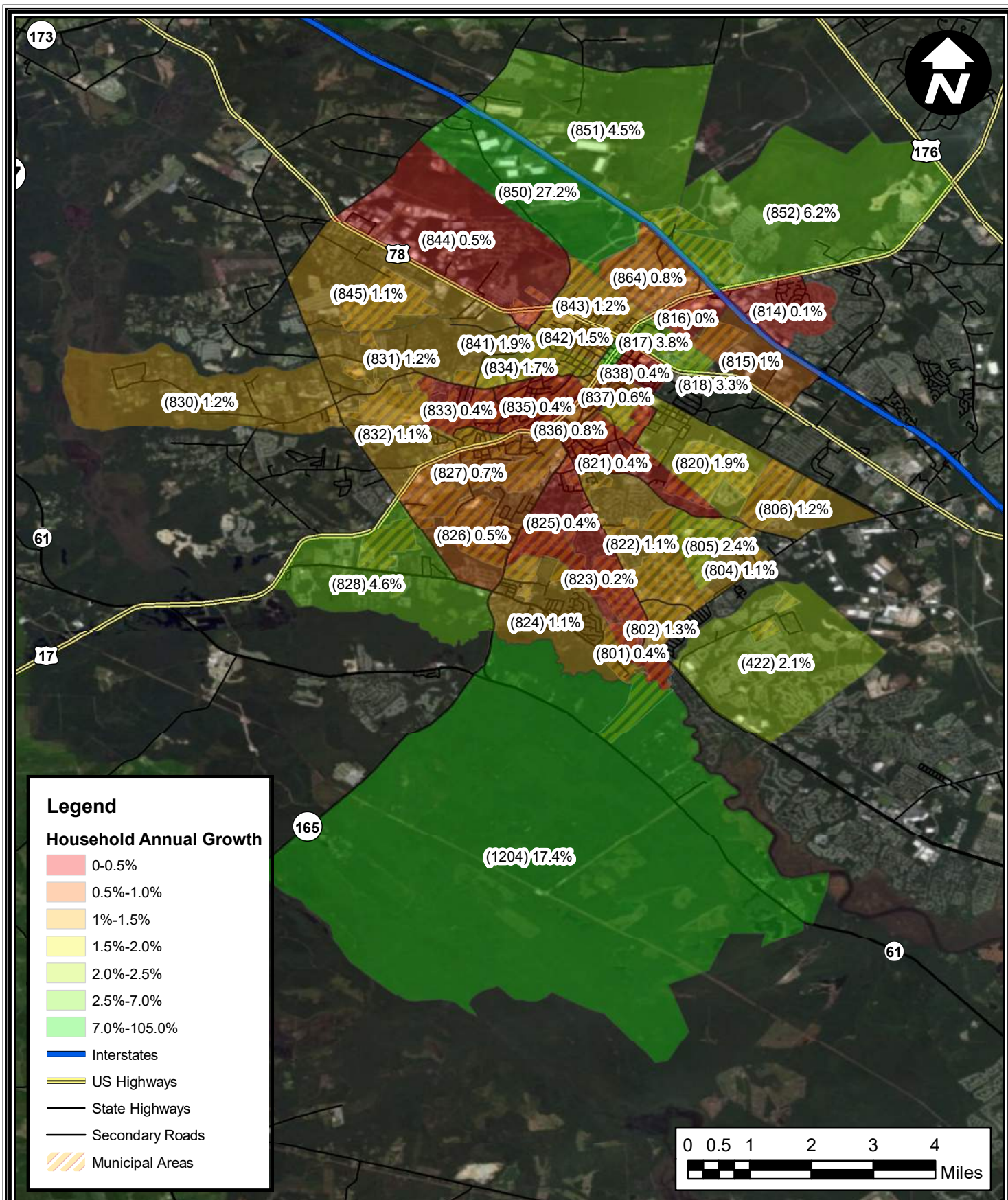
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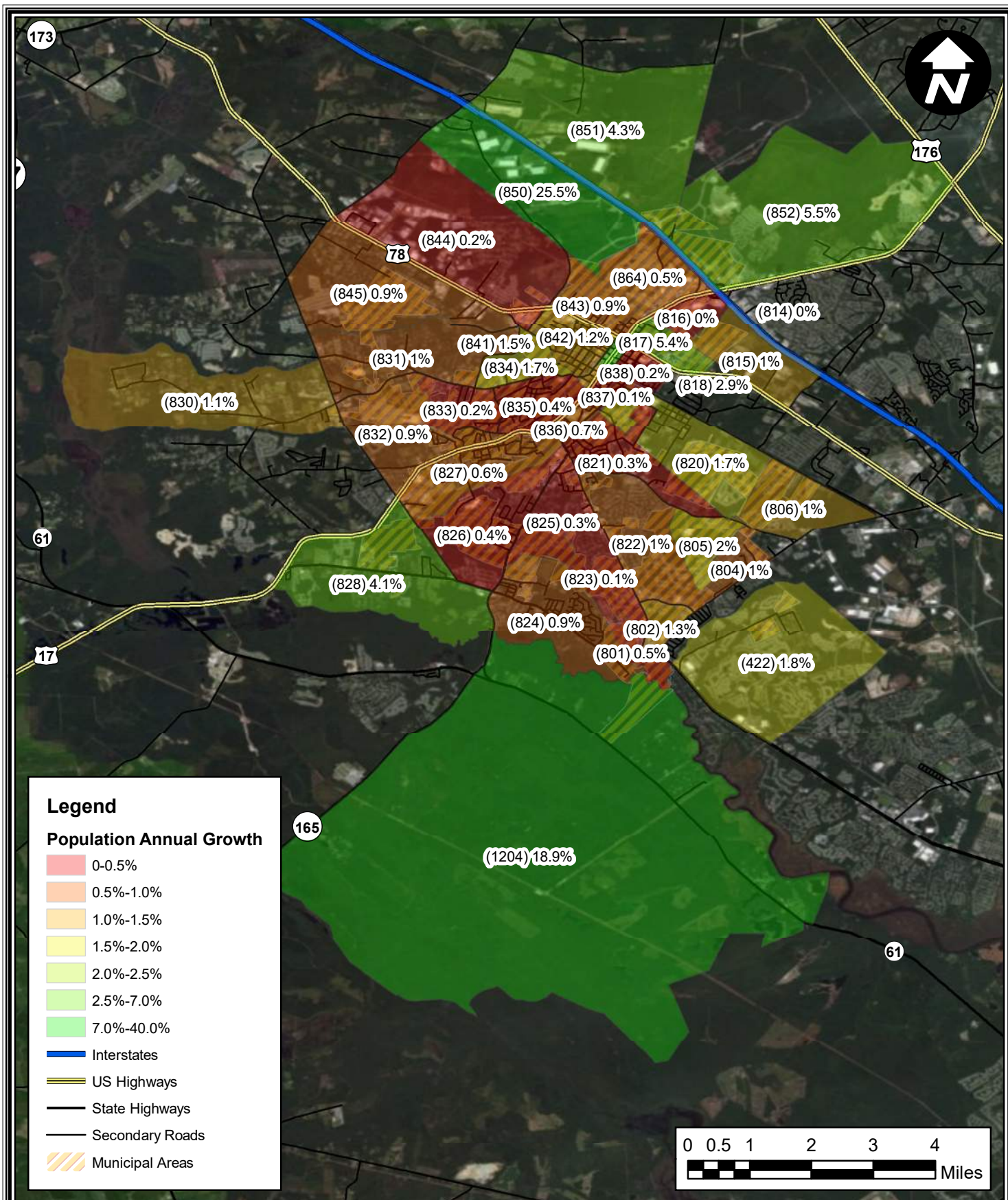




Summerville Impact Fee Study

Household Annual Growth By TAZ  
Town of Summerville  
Years 2010 to 2038

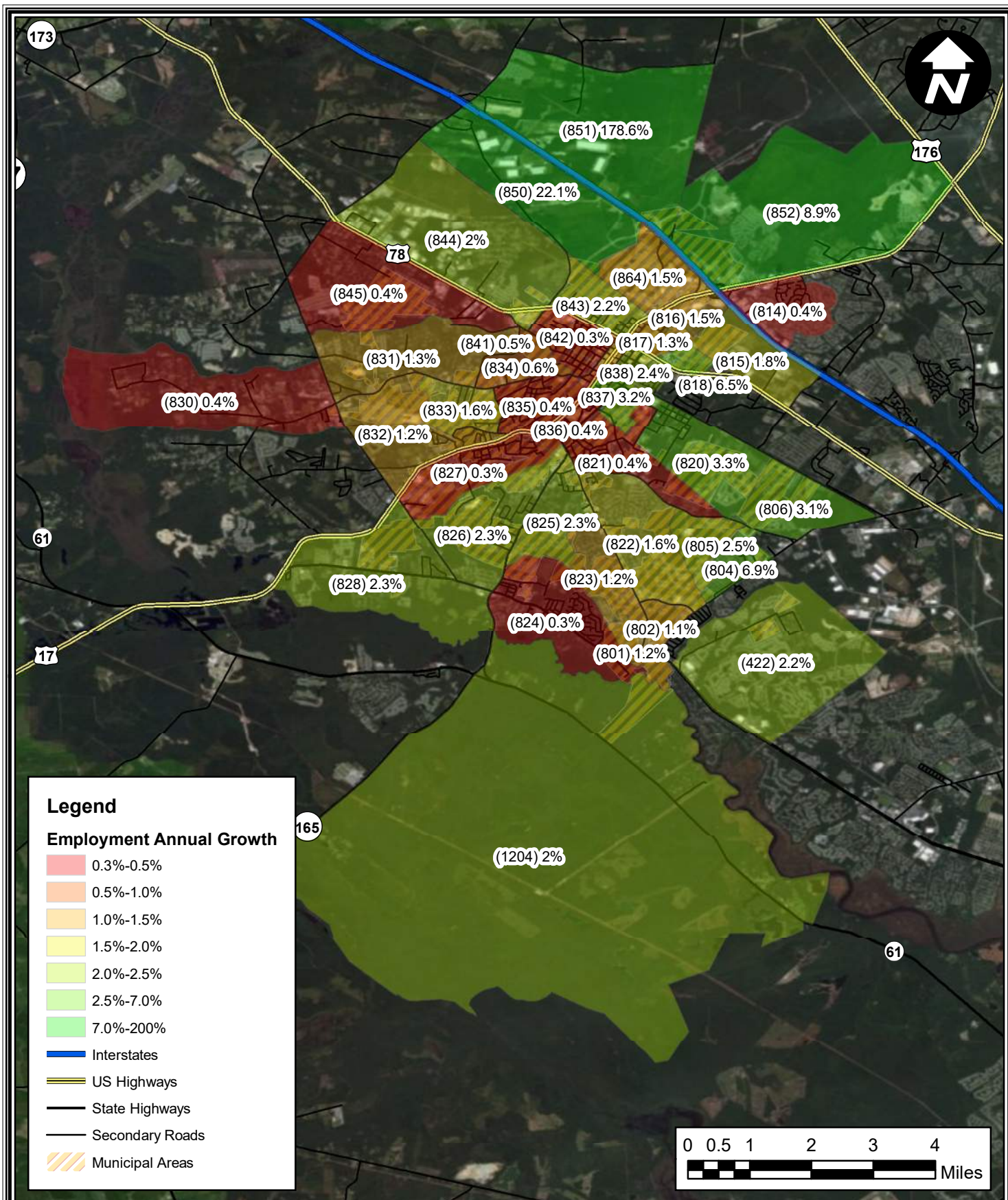




Summerville Impact Fee Study

Population Annual Growth By TAZ  
Town of Summerville  
Years 2010 to 2038

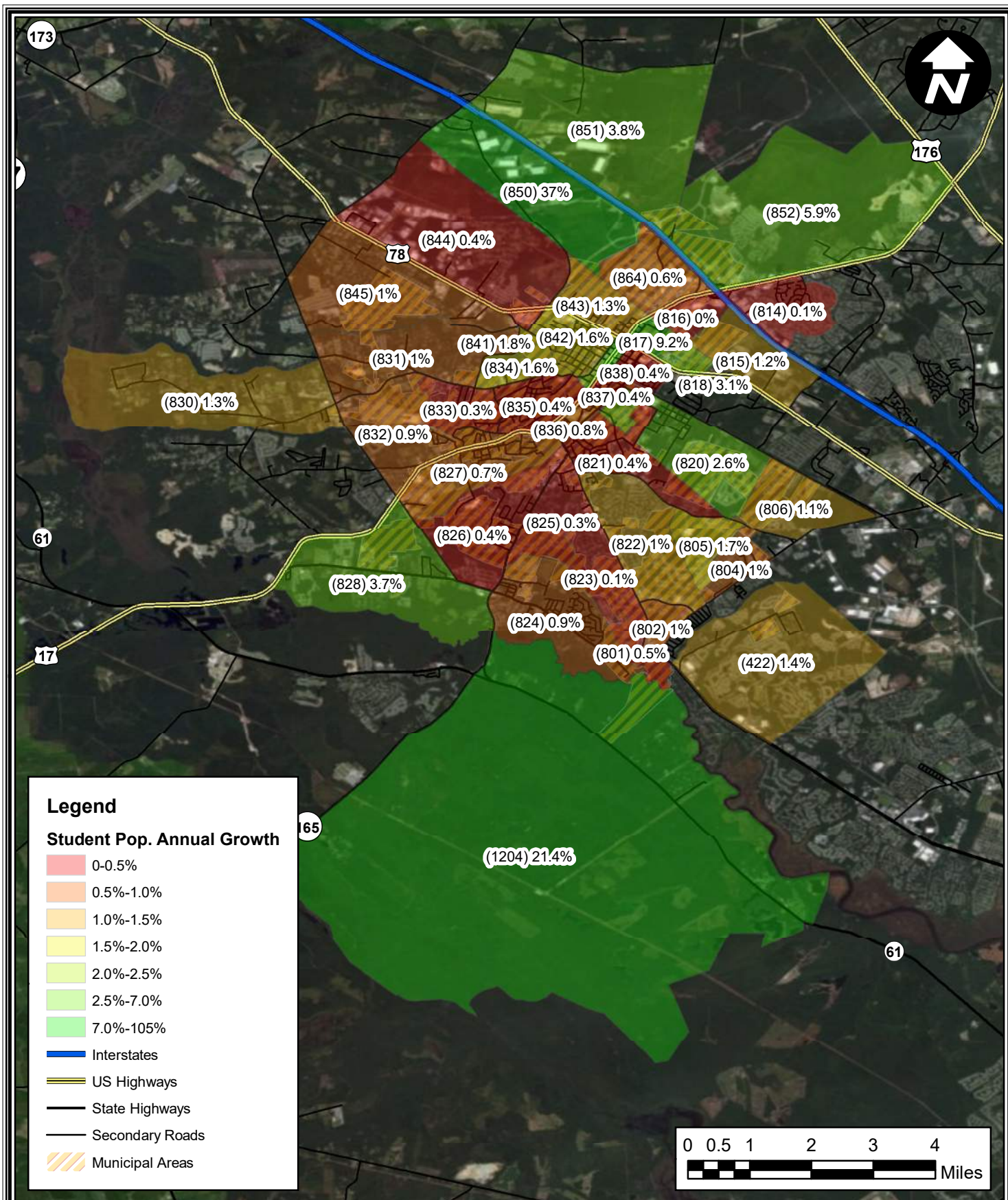




Summerville Impact Fee Study

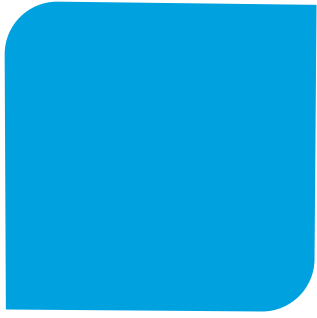
Employment Annual Growth By TAZ  
Town of Summerville  
Years 2010 to 2038





Summerville Impact Fee Study

Student Population Annual Growth By TAZ  
Town of Summerville  
Years 2010 to 2038



Town of Summerville Impact Fee Study

# Appendix C - Parks & Recreation Inventory & Analysis Tables

# PARK LAND REPLACEMENT VALUES

PARK	Fee Simple Market Value	Acres	Fee Simple Market Value per Acre
Brown Family Park	\$2,926,700.00	51.46	\$56,873.30
Wassamassaw Park	\$700.00	1.30	\$538.46
	\$225,000.00	7.50	\$30,000.00
	\$103,237.00	0.79	\$130,679.75
	\$94,090.00	0.72	\$130,680.56
	\$285.00	0.57	\$500.00
Gahagan Park	\$2,014,000.00	40.28	\$50,000.00
	\$1,300.00	1.30	\$1,000.00
	\$600.00	1.10	\$545.45
Huger Playground	\$111,350.00	0.51	\$218,333.33
	\$602,610.00	1.38	\$436,673.91
Doty Park	\$217,000.00	4.34	\$50,000.00
Hutchinson Square	\$585,600.00	0.67	\$874,029.85
	\$107,700.00	0.20	\$538,500.00
Azalea Park	\$871,200.00	4.00	\$217,800.00
Saul Alexander Park	\$323,433.00	2.70	\$119,790.00
	\$871,200.00	4.00	\$217,800.00
Summerville Skate Park	\$118,919.00	0.91	\$130,680.22
Newington Plantation Park	\$9,000.00	6.00	\$1,500.00
	\$6,965.00	13.93	\$500.00
	\$28,250.00	1.13	\$25,000.00
	\$393,450.00	26.23	\$15,000.00
	\$245,385.00	70.11	\$3,500.00
Oakbrook Nature Trail	\$6,210.00	12.42	\$500.00
Jessen Boat Landing	\$632,700.00	7.03	\$90,000.00
	\$684,900.00	7.61	\$90,000.00
Shepard Park	\$323,433.00	2.93	\$110,386.69
Rollins Edwards Community Center	\$920,858.00	3.02	\$304,919.87
Ashley River Preserve	\$1,584,900.00	43.64	\$1,584,900.00
Boundary Street Little League Fields	\$2,000,000.00	39.30	\$50,890.59

**Total      \$16,010,975.00      357.08      \$5,481,521.98**

*Average purchase price      \$44,838.62*

# RECREATION BUILDING REPLACEMENT VALUES

PARK	Building Type	Size	Building Valuation	Profession Services Allowance
DOTY PARK	Storage Shed	1,965	\$236,684.00	\$47,336.80
	Depot Building	1,720	\$210,354.00	\$42,070.80
	Gazebo	-	\$8,131.00	\$1,626.20
	Pavilion 1	-	\$46,362.00	\$9,272.40
	Pavilion 2	-	\$46,825.00	\$9,365.00
	Pump House		\$17,698.00	\$3,539.60
	Restrooms	-	\$177,087.00	\$35,417.40
AZALEA PARK	Recreation Center	2,539	\$327,312.00	\$65,462.40
SAUL ALEXANDER PARK	Restrooms		\$56,545.00	\$11,309.00
	Restrooms	11,933	\$172,265.00	\$34,453.00
HUGER PLAYGROUND			\$0.00	\$0.00
JENSEN BOAT LANDING	Pavilion	264	\$31,941.00	\$6,388.20
	Boat Landing		\$188,275.00	\$37,655.00
	Courtesy Dock		\$23,565.00	\$4,713.00
	Pavilion	1,100	\$100,856.00	\$20,171.20
WASSAMASSAW PARK	Pier		\$129,799.00	\$25,959.80
	Restroom & Picnic Shelter		\$133,023.00	\$26,604.60
BROWN FAMILY PARK	Amphitheater		\$102,906.00	\$20,581.20
GAHAGAN PARK	Restrooms	200	\$53,842.00	\$10,768.40
	Football Concession	1,426	\$145,198.00	\$29,039.60
	Football press box	384	\$56,226.00	\$11,245.20
	Front press box, concession, restroom	3,094	\$307,627.00	\$61,525.40
	Parks + Rec HQ	7,191	\$623,091.00	\$124,618.20
	Pavilion 1		\$51,104.00	\$10,220.80
	Pavilion 2		\$51,104.00	\$10,220.80
	Rear press box, concession, restroom	928	\$133,743.00	\$26,748.60
	Storage Building	1,150	\$145,245.00	\$29,049.00
NEWINGTON PLANTATION PLAYGROUND	Pavilion	864	\$52,382.00	\$10,476.40
HUTCHINSON SQUARE	Community Park			\$0.00
ROLLINS EDWARDS COMMUNITY CENTER	Multi-Purpose Building	14,000	\$1,555,133.00	\$311,026.60
ASHLEY RIVER PRESERVE	Multi-Purpose Building	5,000	\$1,750,000.00	\$525,000.00
BOUNDARY STREET LITTLE LEAGUE FIELDS			\$107,649.00	\$21,529.80
		<b>Total</b>	<b>\$7,041,972.00</b>	<b>\$1,583,394.40</b>



# RECREATION AMENITIES REPLACEMENT VALUES

PARK	Quantity	Size	Valuation
<b>AZALEA PARK</b>			
LIGHTING	-	-	\$30,872.00
PARK BENCHES	12	-	\$14,818.00
SCULPTURE	9		\$186,769.00
FENCING	460		\$9,704.00
TENNIS COURTS	2		\$154,359.00
TRAILS	0	-	
SITE DEVELOPMENT COST			\$118,956.60
PROFESSIONAL SERVICES			\$79,304.40
<b>SUAL ALEXANDER PLAYGROUND</b>			
TENNIS COURTS	2		\$154,359.00
PLAYGROUND EQUIPMENT			\$25,727.00
SITE LIGHTING	1		\$30,872.00
SITE FENCING - 20FT CHAIN LINK	460		\$9,704.00
SYNTHEITIC FIELD SURFACING			\$77,180.00
SITE DEVELOPMENT COST			\$89,352.60
PROFESSIONAL SERVICES			\$59,568.40
<b>HUGER PLAYGROUND</b>			
PLAYGROUNG EQUIPMENT	1	-	\$77,180.00
PERIMETER FENCING - WOOD	1	400	\$4,939.00
PERIMETER FENCING - ALUMINUM	1	400	\$12,349.00
SITE DEVELOPMENT COST			\$28,340.40
PROFESSIONAL SERVICES			\$18,893.60
<b>DOTY PARK</b>			
SCULPTURE	2	-	\$31,419.00
HORSESHOE PITS	6		
TENNIS COURTS	6		\$463,078.00
SITE LIGHTING			\$72,656.00
SWINGS	1		
PLAYGROUND	1		
CLIMBING WALL	1		
PERIMETER FENCING - VINYL CHAIN LINK	1	1500.00	\$31,644.00
PERIMETER FENCING - ALUMINUM	1	1500.00	\$46,308.00
SITE DEVELOPMENT COST			\$193,531.50
PROFESSIONAL SERVICES			\$129,021.00



**SHEPARD PARK**

SCULPTURE	1		\$7,667.00
PLAYGROUND	1		\$25,727.00
PERIMETER FENCING		350.00	\$5,222.00
SITE DEVELOPMENT COST			\$11,584.80
PROFESSIONAL SERVICES			\$7,723.20

**JESSEN BOAT LANDING**

BOARDWALK	1		\$77,238.00
WALKWAYS TO PIER/BOAT LANDING	1		\$88,421.00
SITE DEVELOPMENT COST			\$49,697.70
PROFESSIONAL SERVICES			\$33,131.80

**GAHAGAN PARK**

BLEACHERS	24		\$47,119.00
SCOREBOARDS	8		\$15,803.00
GOAL POSTS			\$6,536.00
PLAYGROUND			\$271,415.00
LIGHTING			\$818,057.00
PERIMETER FENCING - 4' CHAIN LINK	1	5000.00	\$77,180.00
PERIMETER FENCING - 20' CHAIN LINK	1	600.00	\$12,657.00
SCULPTURE	2		\$31,419.00
SITE DEVELOPMENT COST			\$384,055.80
PROFESSIONAL SERVICES			\$256,037.20

**WASSAMASSAW  
COMMUNITY PARK**

BASKETBALL COURT	2		
PLAYGROUND			\$23,311.00
SITE FENCING		3500.00	\$73,835.00
SITE DEVELOPMENT COST			\$29,143.80
PROFESSIONAL SERVICES			\$19,429.20

**SUMMERVILLE SKATE PARK**

BASKETBALL COURT	2		
PLAYGROUND			\$23,311.00
SITE FENCING		3500.00	\$73,835.00
SITE DEVELOPMENT COST			\$29,143.80
PROFESSIONAL SERVICES			\$19,429.20

**BROWN FAMILY PARK**

PLAYGROUND	2		\$2,058.00
SITE DEVELOPMENT COST			\$617.40
PROFESSIONAL SERVICES			\$411.60

<b>NEWINGTON PLANTATION PARK</b>			
PLAYGROUND	1		\$77,180.00
SITE FENCING - 4 FT CHAIN LINK		5500.00	\$82,068.00
SITE DEVELOPMENT COST			\$47,774.40
PROFESSIONAL SERVICES			\$31,849.60
<b>OAKBROOK NATURE TRAIL</b>			
BOARDWALKS	2	150.00	\$2,573.00
SITE DEVELOPMENT COST			\$771.90
PROFESSIONAL SERVICES			\$514.60
<b>SAWMILL BRANCH TRAIL</b>			
WATER FOUNTAINS	4		\$10,291.00
SITE DEVELOPMENT COST			\$3,087.30
PROFESSIONAL SERVICES			\$2,058.20
<b>ARMORY PARK</b>			
RENOVATION COST			\$4,320,714.00
SITE DEVELOPMENT COST			\$1,296,214.20
PROFESSIONAL SERVICES			\$864,142.80
<b>HUTCHINSON SQUARE</b>			
RENOVATION COST			\$2,443,100.00
SITE DEVELOPMENT COST			\$732,930.00
PROFESSIONAL SERVICES			\$488,620.00
<b>ASHELY RIVER PRESERVE</b>			
SHADE STRUCTURES	3	\$ 5,000.00	\$15,000.00
ELEVATED TRAIL BRIDGE	29	\$ 2,000.00	\$58,000.00
FISHING PIERHEADS	3	\$ 30,000.00	\$90,000.00
RESTROOM FACILITY	1	\$ 87,000.00	\$87,000.00
PARKING LOT	1	\$ 81,800.00	\$81,800.00
KIOSK	1	\$ 5,000.00	\$5,000.00
BATHROOM	1	\$ 54,000.00	\$54,000.00
PICNIC SHLETTERS	4	\$ 20,000.00	\$80,000.00
ENTRY ROAD IMPROVEMENTS	1	\$ 100,000.00	\$100,000.00
DOG WASTE STATIONS	10	\$ 250.00	\$2,500.00

<b>LIGHTING</b>	1	\$	\$25,000.00
		25,000.00	
<b>TRASH RECEPTACELS</b>	15	\$	\$11,250.00
		750.00	
<b>SWINGING BENCHES</b>	9	\$	\$13,500.00
		1,500.00	
<b>STATIONARY BENCHES</b>	12	\$	\$12,000.00
		1,000.00	
<b>ENTRY SIGNAGE</b>	1	\$	\$5,000.00
		5,000.00	
<b>PIER IMPROVEMENTS</b>	1	\$	\$15,000.00
		15,000.00	
<b>PARKING LOT</b>	1	\$	\$695,000.00
		695,000.00	
<b>KAYAK LAUNCH</b>	1	\$	\$5,000.00
		5,000.00	
<b>WETLAND</b>	1	\$	\$75,000.00
		75,000.00	
<b>SITE DEVELOPMENT COST</b>			\$429,015.00
<b>PROFESSIONAL SERVICES</b>			\$286,010.00
<b>BOUNDARY ST LITTLE LEAGUE FIELDS</b>	5 main fields, 3 supplemental (not lighted)		
<b>BLEACHERS</b>	9		\$47,119.00
<b>SCOREBOARDS</b>	5		\$15,803.00
<b>LIGHTING</b>	13	4423545.00	\$4,552,104.00
<b>PERIMETER FENCING - 4' CHAIN LINK</b>	1	5000.00	\$77,180.00
<b>PERIMETER FENCING - 20' CHAIN LINK</b>	1	600.00	\$12,657.00
<b>SITE DEVELOPMENT COST</b>			\$1,411,458.90
<b>PROFESSIONAL SERVICES</b>			\$940,972.60

## TRAIL SYSTEM REPLACEMENT VALUES

PARK	Length (miles)	Construction Cost	Professional Services (20%)	Total Replacement Cost
AZALEA PARK	0.56	\$92,204.00	\$18,440.80	\$70,075.04
SUAL ALEXANDER PLAYGROUND		\$0.00	\$0.00	\$0.00
HUGER PLAYGROUND		\$0.00	\$0.00	\$0.00
ALSTON BALL FIELDS		\$0.00	\$0.00	\$0.00
DOTY PARK	0.28	\$46,102.00	\$9,220.40	\$22,128.96
SHEPARD PARK	0.17	\$27,990.50	\$5,598.10	\$10,356.49
JERRY BLACKWELL SPORTS COMPLEX		\$0.00	\$0.00	\$0.00
JESSEN BOAT LANDING		\$0.00	\$0.00	\$0.00
GAHAGAN PLANTATION PARK		\$0.00	\$0.00	\$0.00
CUTHBERT COMMUNITY CENTER		\$0.00	\$0.00	\$0.00
WASSAMASSAW COMMUNITY PARK	0.38	\$62,567.00	\$12,513.40	\$36,288.86
BROWN FAMILY PARK	0.13	\$21,404.50	\$4,280.90	\$7,063.49
OAKBROOK NATURE TRAIL	0.68	\$111,962.00	\$22,392.40	\$98,526.56
SAWMILL BRANCH TRAIL	6.8	\$1,119,620.00	\$223,924.00	\$7,837,340.00
NEWINGTON PLANTATION PARK	0.1	\$16,465.00	\$3,293.00	\$4,939.50
ASHLEY RIVER PRESERVE	2.81	\$929,800.00	\$185,960.00	\$2,798,698.00
MISC. UNPAVED TRAILS	2	\$329,300.00	\$65,860.00	\$724,460.00
<b>TOTALS</b>	<b>13.91</b>	<b>\$2,757,415.00</b>	<b>\$551,483.00</b>	<b>\$11,609,876.89</b>



Town of Summerville Impact Fee Study

# Appendix D – Fire Protection Inventory & Analysis Tables

# FIRE PROTECTION FACILITIES

## REPLACEMENT LAND VALUES

<i>FACILITY TYPE</i>	<i>Location</i>	<i>Fee Simple Market Value</i>	<i>Acres</i>	<i>Fee Simple Market Value per acre</i>
STATION 1	300 W 2ND North ST	\$86,250.00	2.63	\$32,794.68
STATION 2	110 Luden Dr	\$25,727.00	0.72	\$35,731.94
STATION 3	1703 Old Trolley Rd	\$294,601.00	1.68	\$175,357.74
STATION 4	164 Old Light Rd	\$36,017.00	0.95	\$37,912.63
STATION 5	101 Butternut Road	\$262,200.00	1.64	\$159,878.05
MAINTENANCE TRAINING	1103 Yancey Street	\$380,496.00	4.93	\$77,179.72
	<i>Total</i>	<i>\$1,085,291.00</i>	<i>12.55</i>	<i>\$518,854.76</i>

# FIRE PROTECTION FACILITIES

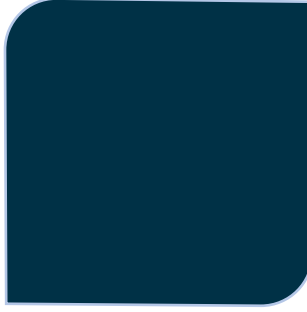
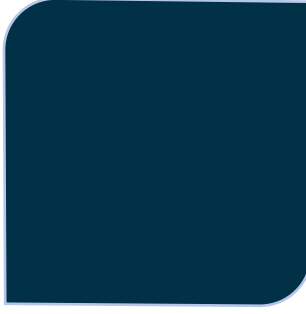
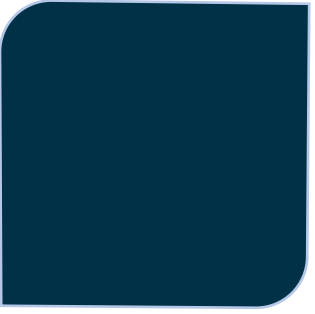
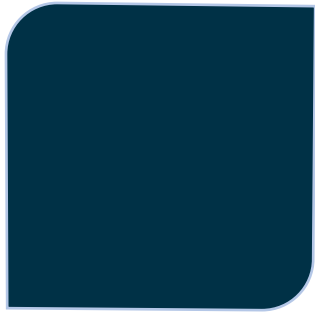
## REPLACEMENT VALUES

<i>FACILITY TYPE</i>	<i>Location</i>	<i>Size (SF)</i>	<i>County Building Valuation</i>	<i>Building Replacement Costs</i>	<i>Professional Services Allowances (20%)</i>	<i>Total Replacement Valuation</i>
STATION 1	300 W 2ND North ST	2,650	\$976,600.00	\$795,000	\$159,000	\$954,000
STATION 2	110 Luden Dr	6,650	\$954,098.00	\$1,1995,000	\$399,000	\$2,394,000
STATION 3	1703 Old Trolley Rd	8,150	\$976,720.00	\$2,445,000	\$489,000	\$2,934,000
STATION 4	164 Old Light Road	7,200	\$899,000.00	\$2,160,000	\$432,000	\$2,592,000
STATION 5	101 Butternut Road	7,200	\$1,191,141.00	\$2,160,000	\$432,000	\$2,592,000
MAINTENANCE TRAINING	1105 Yancey Street	3,570	\$718,594.00	\$1,071,000	\$214,200	\$1,285,200
	<i>Total</i>	<i>35,420</i>	<i>\$5,716,153.00</i>	<i>\$10,626,000</i>	<i>\$2,125,2000</i>	<i>\$12,751,200</i>

# FIRE EQUIPMENT REPLACEMENT VALUE

<i>EQUIPMENT</i>	<i>Station</i>	<i>Make</i>	<i>Model</i>	<i>Year</i>	<i>Age</i>	<i>Unit Cost</i>	<i>Replacement Cost</i>
ENGINE 301	1	Pierce	Saber FR	2015	3yrs.	\$434,614	\$600,250
ENGINE 302	2	Pierce	Saber FR	2017	1yr.	\$454,090	\$600,250
ENGINE 303	3	E-One	Typhoon	2012	6yrs.	\$387,145	\$600,250
ENGINE 304	4	E-One	Typhoon	2006	12yrs.	\$364,624	\$600,250
ENGINE 305	5	E-One	Typhoon	2009	8yrs.	\$297,104	\$600,250
ENGINE 307	5	E-One	Cyclone II	1997	21yrs.	\$252,426	\$600,250
LADDER 301	2	KME	Severe Service	2019	2yrs.	\$1,161,259	\$1,459,519
ENGINE 308	Training Site	E-One	Cyclone II	1997	21yrs.	\$252,426	\$600,250
TOWER 301	1	Stuphen	TS-100	2002	19yrs.	\$616,371	\$1,459,519
ENGINE 309	4	Pierce	Arrow	1993	25yrs.	\$194,200	\$587,595
RESCUE 301	1	E-One	Typhoon	2006	12yrs.	\$313,355	\$771,797
						<b>Total</b>	<b>\$8,480,180</b>

*Note: replacement values were provided by the Town of Summerville Fire Department.*



Town of Summerville Impact Fee Study

# Appendix E - Municipal Facilities & Equipment Inventory & Analysis



# FACILITIES REPLACEMENT LAND VALUES

<i>FACILITY TYPE</i>	<i>Location</i>	<i>Fee Simple Market Value</i>	<i>Acres</i>	<i>Fee Simple Market Value per acre</i>
HISTORIC SILO	Woodward Boulevard	\$515.00	0.01	\$51,500.00
PARKING LOT	211 W. 2nd North Street	\$192,640.00	0.78	\$246,974.36
FACILITY	211 W. 2nd North Street		0.78	
SENIOR CENTER	312 N.Laurel Street	\$776,942.00	3.02	\$240,000.00
ARMORY	312 N.Laurel Street			
	117 Central Avenue	\$565,058.00	0.42	\$240,000.00
PARKING GARAGE	117 Central Avenue		0.42	
TOWN HALL ANNEX	100 W. Richardson Avenue	\$462,872.00	0.68	\$680,694.12
MUSEUM	100 E. Doty Ave	\$88,191.00	0.65	\$135,678.46
PARKING LOT	E Richardson Avenue	\$61,744.00	0.04	
PARKING	E 6th South Street	\$425,003.00	2.95	\$144,068.81
TOWN HALL BUILDING	200 S. Main Street	\$462,152.00	0.51	\$906,180.39
WOODLANDS VILLAGE/JENSON	The Woodlands	\$6,979,656.00	19.19	\$363,713.18
MAINTENANCE FACILITY	Yancey Street	\$313,350.00	4.06	\$77,179.80
PARKING LOT	Yancey Street	\$86,441.00	2.80	\$30,871.79
FUTURE ROW	Macallan Street	\$1,029.00	0.10	\$10,290.00
FUTURE ROW	N. Palmetto Street	\$1,029.00	0.32	\$3,215.63
FUTURE ROW		\$515.00	0.07	\$7,357.14
FUTURE ROW	Hutson Street	\$515.00	0.68	\$757.35
	Miles-Jamison Road	\$86,441.00	6.00	\$14,406.83
FUTURE ROW		\$22,228.00	1.21	\$18,370.25
	<b>Total</b>	<b>\$10,526,321.00</b>	<b>44.69</b>	<b>\$3,171,258.12</b>

# FACILITIES REPLACEMENT VALUES

<i>FACILITY TYPE</i>	<i>Location</i>	<i>Size</i>	<i>Building Valuation</i>	<i>Assessed Site Development Costs</i>	<i>Professional Serives Allowances (20%)</i>	<i>Total Replacement Valuation</i>
HISTORIC SILO	Woodward Boulevard		\$51,453.00	\$7,718.00	\$11,834.20	\$71,005.20
SENIOR CENTER	312 N.Laurel Street	15,234	\$1,185,253.00	\$177,788.00	\$272,608.20	\$1,635,649.20
ARMORY	312 N.Laurel Street	15,761	\$206,338.00	\$30,951.00	\$47,457.80	\$284,746.80
FACILITY	117 Central Avenue	4,361	\$236,494.00	\$35,474.00	\$54,393.60	\$326,361.60
PARKING GARAGE			\$6,174,375.00	\$926,156.00	\$1,420,106.20	\$8,520,637.20
TOWN HALL ANNEX	100 W. Richardson Avenue	9,666	\$1,148,537.00	\$172,281.00	\$264,163.60	\$1,584,981.60
MUSEUM	100 E. Doty Ave	5,598	\$104,142.00	\$15,621.00	\$23,952.60	\$143,715.60
TOWN HALL	200 S. Main Street	8,346	\$309,645.00	\$46,447.00	\$71,218.40	\$427,310.40
MAINTENANCE FACILITY	Yancey Street	16,820	\$108,360.00	\$16,254.00	\$24,922.80	\$149,536.80
	<i>Total</i>	<i>75,786</i>	<i>\$9,524,597.00</i>	<i>\$1,428,690.00</i>	<i>\$2,190,657.40</i>	<i>\$13,143,944.40</i>

# FACILITY EQUIPMENT REPLACEMENT VALUE

<i>EQUIPMENT</i>	<i>Location</i>	<i>Make</i>	<i>Model</i>	<i>Year</i>	<i>Unit Cost</i>	<i>Replacement Cost</i>
FLOOR SWEEPER/CLEANER	Shop	Advance	SC 1500 X20D	2018	\$6,118.00	\$9,262.00
M10(A10)	Shop	Advance	EXTERRA			\$24,697.00
M106-F - FORKLIFT	Shop	Yale	GPO40ADJUAF085	1987	\$2,881.00	\$17,494.00
M108 - HD. SERVICE TRUCK	Shop	Ford	F-350	2003	\$22,802.00	\$77,180.00
M109 - AUTOMOBILE	Shop	Ford	Crown Victoria	2006	\$22,031.00	\$29,838.00
M112-SJ - SCISSOR LIFT	Shop	Skyjack	SJ3226	2012	\$16,208.00	\$19,449.00
M114 - LT. DUTY TRUCK	Shop	Ford	F-150	2014	\$25,749.00	\$32,714.00
M115 - MED. DUTY TRUCK	Shop	Ford	F-250	2015	\$35,970.00	\$41,662.00
M118 - SUV	Shop	GMC	Yukon	2015	\$43,249.00	\$50,527.00
M121 - MED. DUTY TRUCK	Shop	Kenworth	T370	2018	\$112,147.00	\$120,635.00
MT113 - TRAILER	Shop	JLG	7610		\$3,054.00	\$10,960.00
MT402 - TRAILER	Shop				\$515.00	\$2,058.00
					\$290,724.00	\$436,476.00
						\$20,843,653.00

# POLICE FACILITIES REPLACEMENT LAND VALUES

<i>FACILITY TYPE</i>	<i>Location</i>	<i>Fee Simple Market Value</i>	<i>Acres</i>	<i>Fee Simple Market Value per acre</i>
STATION 1	300 W 2ND	\$	2.63	\$
	North ST	77,180.00		29,346.01
MAINTENANCE TRAINING	1105 Yancey	\$	4.93	\$
	Street	380,496.00		77,179.72
	<i>Total</i>	<i>\$457,676.00</i>	<i>7.56</i>	<i>\$ 106,525.72</i>

# POLICE FACILITIES REPLACEMENT VALUES

<i>FACILITY TYPE</i>	<i>Location</i>	<i>Size</i>	<i>Building Valuation</i>	<i>Assessed Site Development Costs</i>	<i>Professional Services Allowances (10%)</i>	<i>Total Replacement Valuation</i>
STATION 1	300 W 2ND		\$	\$	\$	\$
	North ST	22,104	873,898.00	90,000.00	96,389.80	1,060,287.80
	<i>Total</i>					
		<i>22,104</i>	<i>\$873,898.00</i>	<i>\$90,000.00</i>	<i>\$96,389.80</i>	<i>\$1,060,287.80</i>

## POLICE EQUIPMENT REPLACEMENT VALUE

[illegible]

[illegible]

POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2016	2	\$41,000.00
POLICE VEHICLE	Ford	Explorer K9	2016	2	\$41,000.00
POLICE VEHICLE	Ford	Explorer K9	2016	2	\$41,000.00
POLICE VEHICLE	Ford	Explorer K9	2016	2	\$41,000.00
POLICE VEHICLE	Ford	Transport Van	2009	9	\$33,185.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Durango	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Durango	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Durango	2017	1	\$41,000.00
POLICE VEHICLE	Dodge	Durango	2017	1	\$41,000.00
POLICE VEHICLE	Ford	Explorer	2017	1	\$41,000.00
POLICE VEHICLE	Ford	Police Interceptor	2018	0	\$41,000.00
POLICE VEHICLE	Ford	Police Interceptor	2018	0	\$41,000.00
POLICE VEHICLE	Ford	Police Interceptor	2018	0	\$41,000.00
POLICE VEHICLE	Chevrolet	Tahoe K9	2018	0	\$41,000.00
POLICE VEHICLE	Chevrolet	Explorer K9	2018	0	\$41,000.00
POLICE VEHICLE	Chevrolet	Tahoe	2013	5	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2018	0	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2018	0	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2018	0	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2018	0	\$41,000.00
POLICE VEHICLE	Dodge	Charger	2018	0	\$41,000.00

<b>POLICE VEHICLE</b>	Dodge	Charger	2018	0	\$41,000.00
<b>POLICE VEHICLE</b>	Dodge	Charger	2018	0	\$41,000.00
<b>POLICE VEHICLE</b>	Dodge	Charger	2018	0	\$41,000.00
<b>POLICE VEHICLE</b>	Dodge	Charger	2018	0	\$41,000.00
<b>POLICE VEHICLE</b>	Dodge	Charger	2018	0	\$41,000.00
<b>POLICE VEHICLE</b>	Dodge	Durango	2018	0	\$41,000.00
<b>POLICE VEHICLE</b>	Dodge	Durango	2018	0	\$41,000.00
<b>POLICE VEHICLE</b>	Dodge	Durango	2018	0	\$41,000.00
<b>POLICE VEHICLE</b>	Harley Davidson	Road King	2018	0	\$19,289.00
<b>POLICE VEHICLE</b>	Harley Davidson	Road King	2016	2	\$19,289.00
<b>POLICE VEHICLE</b>	Harley Davidson	Road King	2016	2	\$19,289.00
<b>POLICE VEHICLE</b>	Kawasaki	Mule	2003	15	\$9,399.00
<b>POLICE VEHICLE</b>	GMC	15 passenger bus	2002	16	\$36,165.00
				Total	<b>\$7,039,002.00</b>